



CITY OF TOLLESON

9055 W. Van Buren St., Tolleson, AZ 85353 • (623) 936-7111 • TTY users, dial 711 for Relay • www.tolleson.az.gov

**TOLLESON CITY COUNCIL MEETING AGENDA
TOLLESON CIVIC CENTER
9055 WEST VAN BUREN STREET, TOLLESON, AZ 85353
ZOOM WEBINAR ID: 840 6967 9194
TUESDAY, SEPTEMBER 8, 2026
6:00 PM**

Doors open to Council Chambers at 5:45 PM for public seating. The public may be asked to temporarily relocate if an executive session occurs. The public will be invited back into Council Chambers when the Council returns from executive session.

Members of the public may also participate in the meeting via Zoom Webinar (<https://us02web.zoom.us/j/84069679194>) with a computer or cell phone.

- A. CALL TO ORDER**
- B. INVOCATION/PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. FINAL CALL TO SUBMIT SPEAKER REQUESTS**

All citizens and interested parties wishing to speak before the Council regarding non-agenda items or during a public hearing shall fully complete a Speaker Request Form and submit the form(s) to the City Clerk prior to the meeting being convened. Citizens must complete one form for each item they want to address. Speaker Request Forms are located at the entrance of the Council Chambers. For Zoom participants, click the chat button, and enter your name and the item you would like to address. Submissions should be made no later than the Mayor announcing the "Final Call to Submit Speaker Requests". All speakers will be limited to 3 minutes unless otherwise noted by the Mayor. Speakers are not required to disclose their identities or personal information. You may also submit an online speaker request form at <https://www.tolleson.az.gov/speakerrequest> at least one hour prior to the meeting.

- E. CALL TO THE PUBLIC (NON-AGENDA ITEMS)**

This is the time for the public to comment on non-agenda items. Members of the Council may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01.H, action taken as a result of public comment will be limited to (1) responding to criticism; (2) directing staff to review the matter; or (3) asking that a matter be put on a future agenda.



F. SCHEDULED PUBLIC APPEARANCES AND PROCLAMATIONS – FOR DISCUSSION

1. Proclamation recognizing September 11, 2026, as a Day of Remembrance, Unity, and Service in the City of Tolleson, honoring the lives lost and those who served in response to the events of September 11, 2001, and encouraging acts of kindness, volunteerism, community service, and civic engagement. – Julian Rodriguez, Tolleson Union High School Jobs For Arizona Graduates Junior President
2. Proclamation declaring September 2026 as Prostate Cancer Awareness Month in the City of Tolleson, recognizing those affected by prostate cancer and encouraging residents to learn about risk factors, support patients and survivors, and consult qualified healthcare professionals regarding individual health and screening decisions. – George Good, Chief of Social Impact
3. Proclamation declaring September 15 through October 15, 2026 as Hispanic Heritage Month in the City of Tolleson, recognizing the essential role of the Hispanic and Latino community in Tolleson’s history, growth, and identity and honoring generations of leadership, public service, entrepreneurship, education, arts, and civic participation that continue to enrich our community. – Pilar Sinawi, Deputy City Manager

G. BUSINESS FROM THE FLOOR – PUBLIC HEARINGS AND ACTION ITEMS

1. Public Hearing – Soliciting comments from interested parties regarding Rezone Application PNZ-26-0021, submitted by the applicant and property owner, Costco Wholesale Corporation, to rezone approximately 10.55 acres located along the east side of 91st Avenue and north of Buckeye Road from Planned Area Development (PAD) to Light Industrial (I-1). The rezone would allow the subject property, identified as APN 101-12-739, to be combined with Costco’s existing lot. (Ordinance No. 633 N.S.)

Council Action: Adopt/Deny Ordinance No. 633 N.S. of the City Council of the City of Tolleson, Arizona, amending the Zoning Map of the City of Tolleson to rezone Maricopa County Assessor’s Parcel Number 101-12-739 from Planned Area Development (PAD) to Light Industrial (I-1), which consists of approximately 10.55 acres, and is generally located along the east side of 91st Avenue and north of Buckeye Road. (Development Services Department)

H. CONSENT AGENDA – ACTION ITEMS

Items on the Consent Agenda are of a routine nature and are intended to be acted upon in one motion. Council Members may pull items from Consent if they would like them considered separately.

1. Approve Regular City Council Meeting Minutes of August 25, 2026. (City Clerk Department)

2. Approve Claims and Bills Report for the period of August 19, 2026 to September 1, 2026. (Finance Department)
3. Approve the First Amendment to the Purchase Contract between the City of Tolleson and Schulte Real Estate Management Corp. for the sale of City-owned property located at the northeast corner of 91st Avenue and Van Buren Street, identified as Maricopa County Assessor Parcel No. 102-48-263, and authorize the City Manager to execute and deliver said Amendment. The Amendment extends the Buyer's Due Diligence Period for an additional nine (9) months (270 days), beginning September 8, 2026 and ending June 5, 2027. All other terms of the Purchase Contract shall remain in full force and effect. (Development Services Department)

I. REGULAR AGENDA – ACTION ITEMS

1. Discuss and consider the reappointments of Jimmy Davis, Wendi Sears, Marlena Pina, and Kino Flores as the Board of Directors of the Tolleson Alliance Against Substance Abuse (TAASA) to serve a term from October 1, 2026 through October 1, 2028. (City Council)

J. WORK STUDY AND PRESENTATIONS – FOR DISCUSSION

1. Emergency Preparedness Department Update – George Good, Chief of Social Impact
2. Utilities Department Update – Jamie McCracken, Utilities Director

K. MAYOR AND CITY MANAGER’S REPORT OF CURRENT EVENTS – FOR DISCUSSION

1. Community Events Update – Randy Babchuk, Parks & Recreation Director

L. ADJOURNMENT

Pursuant to A.R.S. § 38-431.01 and A.R.S. § 38-431.02, notice is hereby given to the members of the Tolleson City Council and to the general public that the Council of the City of Tolleson will hold a meeting open to the public. Council Members of the City of Tolleson will attend by telephone/video conference call.

Note: The City Council of the City of Tolleson, by a duly passed motion, may vote in public session to adjourn to executive session on any agenda item in accordance with A.R.S. § 38-431.03 for legal advice from the City Attorney.

Arizona law prohibits any City resource, including staff time, equipment, and anything of value to influence an election. This prohibition applies to Call to the Public at the Council Meeting. You may discuss a City issue but do not “advocate” for a specific candidate or ballot measure. Additionally, soliciting petition signatures or campaign contributions or distributing campaign materials is prohibited on City property. The City appreciates your efforts to help the City comply with state law and avoid using taxpayer monies to influence an election.

Zoom's live transcription feature can provide automatic captioning by clicking on the Closed Caption (CC) button during the meeting.

THE CITY OF TOLLESON ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES. With at least two business days advance notice, accommodations can be provided at this meeting for individuals with vision, hearing and/or speech disabilities, including a transcriber, large print, an interpreter, an assistive listening device, etc. Please call the City Clerk at (623) 936-7111, or TTY users may dial 711 for Arizona Relay Service (AZRS), to request an accommodation to participate in this public meeting. The City will try its best to accommodate any last minute requests.

LA CIUDAD DE TOLLESON SE ESFUERZA PARA HACER TODAS LAS REUNIONES PÚBLICAS ACCESIBLE PARA INDIVIDUOS CON DISCAPACIDADES. Con al menos dos días laborables de previo aviso, se pueden proporcionar adaptaciones en esta reunión para personas con discapacidades visuales, auditivas o del habla, incluido un transcriptor, letra grande, un intérprete, un dispositivo de asistencia auditiva, etc. Llame a la Secretaría Municipal al (623) 936-7111, o los usuarios de TTY pueden marcar 711 para el Servicio de Retransmisión de Arizona (AZRS), para solicitar un alojamiento para participar en esta reunión pública. La Ciudad hará todo lo posible para satisfacer cualquier solicitud de último minuto.

Options for attending Zoom Webinars (select one):

1. Zoom Desktop Client: Navigate to the Zoom website (<https://zoom.us/>) in your internet browser. At the top-right of the page, click Resources and then click Download Center. Under Zoom Desktop Client, click the Download button.
 - a. Open the Zoom desktop client and sign in
 - b. Click the Home tab and then Join
 - c. Enter Meeting ID: 840 6967 9194 and enter your full name
 - d. Connect audio and/or video and select Join
2. Zoom Mobile App with Cell Phone or Tablet: Download the Zoom Workplace App in either the App Store for iOS or Google Play for Android.
 - a. Select Join Meeting
 - b. Enter Meeting ID: 840 6967 9194
 - c. Enter your full name and select Join
 - d. Enter your screen name and email address and select Continue
 - e. Join Audio with Wi-Fi or Cellular Data
3. Web client/browser: Google Chrome, Firefox and Safari on a computer.
 - a. Go to the Zoom website (<https://zoom.us/>)
 - b. Enter Meeting ID: 840 6967 9194
 - c. Click Open Zoom Meetings or Join (depending on browser)
 - d. Enter your full name and click Join Audio by Computer

4. Alternate Option via Telephone with Audio Only:

- a. Dial 253-215-8782
- b. Enter Meeting ID: 840 6967 9194 and press #
- c. Enter Participant ID and press #, or press # to continue

For technical support or questions in accessing the meeting, please email the Information Technology Department (ITsupport@tolleson.az.gov) or call Zoom Support at 888-799-9666.

Posted on September 2, 2026.



Proclamation

Honoring September 11th

A Day of Remembrance, Unity, and Service

WHEREAS, September 11, 2001, remains a solemn day in our nation's history, when nearly 3,000 lives were lost and countless families and communities were forever changed; and

WHEREAS, we honor the innocent lives lost and recognize the courage and sacrifice of the firefighters, law enforcement officers, emergency personnel, military members, volunteers, and civilians who responded with bravery and compassion; and

WHEREAS, September 11th reminds us of the strength that can be found when communities come together with compassion, unity, and a commitment to helping one another; and

WHEREAS, the City of Tolleson and the students of the Tolleson Union High School Jobs for Arizona Graduates (JAG) Program recognize the importance of remembering those affected by September 11th and honoring their legacy through leadership, volunteerism, and service to others; and

WHEREAS, the September 11th National Day of Service and Remembrance provides an opportunity to honor those who were lost and those who served by giving back to our communities.

NOW, THEREFORE, I, Juan F. Rodriguez, by virtue of the authority vested in me as Mayor of the City of Tolleson, Arizona, do hereby proclaim September 11th as a Day of Remembrance, Unity, and Service, and encourage all residents, students, families, organizations, and community members to remember those affected by September 11th and honor their legacy through acts of kindness, volunteerism, community service, and civic engagement.



Juan F. Rodriguez, Mayor

ATTEST: _____
Crystal Zamora, City Clerk



Proclamation

Prostate Cancer Awareness Month

September 2026

WHEREAS, prostate cancer affects individuals, families, caregivers, and communities across the nation, and increased public awareness helps people better understand the disease, its risk factors, and available resources; and

WHEREAS, according to the Centers for Disease Control and Prevention, 266,307 new prostate cancers were reported in the United States in 2023, and 34,815 men died from prostate cancer in 2024; and

WHEREAS, age is the most common risk factor for prostate cancer, and African American men and men with a family history of prostate cancer face an increased risk of developing or dying from the disease; and

WHEREAS, informed conversations between patients and healthcare professionals about individual risk, symptoms, and the potential benefits and harms of screening can help people make appropriate decisions regarding their health; and

WHEREAS, the City of Tolleson recognizes the strength of prostate cancer patients and survivors, honors those whose lives have been lost, and expresses gratitude to families, caregivers, healthcare professionals, researchers, and advocates who provide support and advance education, detection, treatment, and research.

NOW, THEREFORE, I, Juan F. Rodriguez, by virtue of the authority vested in me as Mayor of the City of Tolleson, Arizona, do hereby proclaim September 2026 as Prostate Cancer Awareness Month, and encourage residents to learn about prostate cancer risk factors, support those affected by the disease, and consult qualified healthcare professionals regarding their individual health and screening decisions.



Juan F. Rodriguez, Mayor

ATTEST: _____
Crystal Zamora, City Clerk



Proclamation

Hispanic Heritage Month

September 15 – October 15, 2026

WHEREAS, Hispanic Heritage Month is observed nationally from September 15 through October 15 to honor the histories, cultures, traditions, and achievements of Americans whose ancestors came from Spain, Mexico, the Caribbean, and Central and South America; and

WHEREAS, the Hispanic and Latino community has played an essential role in the history, growth, and identity of Tolleson, enriching our city through generations of leadership, public service, entrepreneurship, education, agriculture, arts, and civic participation; and

WHEREAS, the strength of Tolleson is reflected in the dedication of Hispanic and Latino residents who have built businesses, supported families, served their neighbors, and helped create a welcoming and vibrant community; and

WHEREAS, Hispanic heritage is celebrated through language, music, art, cuisine, faith, family traditions, and a deep commitment to community, all of which contribute to the cultural richness of Tolleson and the nation; and

WHEREAS, this observance provides an opportunity to recognize the accomplishments of past and present generations, inspire future leaders, and reaffirm the City's commitment to respect, inclusion, and opportunity for all.

NOW, THEREFORE, I, Juan F. Rodriguez, by virtue of the authority vested in me as Mayor of the City of Tolleson, Arizona, do hereby proclaim September 15 through October 15, 2026 as Hispanic Heritage Month, and encourage all residents to celebrate the rich heritage, enduring traditions, remarkable achievements, and lasting contributions of our Hispanic and Latino community; to honor the generations whose dedication helped shape our city's history and identity; and to carry forward their legacy by building a future rooted in pride, unity, opportunity, and respect for all.



Juan F. Rodriguez, Mayor

ATTEST: _____
Crystal Zamora, City Clerk



CITY COUNCIL REPORT

SUBJECT: Costco Rezone Application PNZ-26-0021 - Ordinance No. 633 N.S.

MEETING DATE: September 8, 2026

TO: Mayor and Council

FROM: Jason Earp, Development Services Director

REVIEWED: Reyes Medrano, Jr., City Manager

PURPOSE:

To conduct a public hearing and consider adoption of Ordinance No. 633 N.S. for Rezone Application PNZ-26-0021.

BACKGROUND:

Costco Wholesale Corporation, the applicant and property owner, submitted Rezone Application PNZ-26-0021 for approximately 10.55 acres generally located along the east side of 91st Avenue and north of Buckeye Road. The subject property is identified as Maricopa County Assessor's Parcel Number 101-12-739 and is currently zoned Planned Area Development (PAD). Costco is requesting Light Industrial (I-1) zoning so the subject property may be combined with Costco's existing lot.

DISCUSSION:

Ordinance No. 633 N.S. would amend the City's Zoning Map by rezoning APN 101-12-739 from Planned Area Development (PAD) to Light Industrial (I-1). The proposed zoning is consistent with Costco's adjoining property and would facilitate consolidation of the parcels. Required public notice has been provided, and public hearings are scheduled before the Planning and Zoning Commission and the City Council on September 8, 2026. Ordinance No. 633 N.S. includes the legal description and map of the subject property and provides that the rezoning will be subject to the consent and waiver contingency stated in the Ordinance. The Planning and Zoning Commission is scheduled to consider the application at its 5:00 p.m. meeting on September 8, 2026, and its recommendation will be presented to the City Council.

BUDGET IMPACT:

There is no anticipated budget impact associated with the requested rezoning.

RECOMMENDATION:

Staff recommends adoption of Ordinance No. 633 N.S., rezoning APN 101-12-739 from Planned Area Development (PAD) to Light Industrial (I-1).

ATTACHMENTS:

1. Ord 633 N.S. Costco Rezone - East Side of 91st Ave. and North of Buckeye Rd. from PAD to I-1 09 08 26
2. 09 08 26 Costco Rezone - East Side of 91st Ave. and North of Buckeye Rd. from PAD to I-1 - Ord. 633 N.S. - Display Ad

WHEN RECORDED, RETURN TO:

City of Tolleson
City Clerk
9055 West Van Buren Street
Tolleson, Arizona 85353

ORDINANCE NO. 633 N.S.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TOLLESON, ARIZONA, AMENDING THE ZONING MAP OF THE CITY OF TOLLESON TO REZONE MARICOPA COUNTY ASSESSOR'S PARCEL NUMBER 101-12-739 FROM PLANNED AREA DEVELOPMENT (PAD) TO LIGHT INDUSTRIAL (I-1), WHICH CONSISTS OF APPROXIMATELY 10.55 ACRES, AND IS GENERALLY LOCATED ALONG THE EAST SIDE OF 91ST AVENUE AND NORTH OF BUCKEYE ROAD, AS MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBITS A AND B; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND INCORPORATION OF EXHIBITS.

WHEREAS, the City Council of the City of Tolleson ("Council") is authorized pursuant to Arizona Revised Statutes ("A.R.S.") § 9-462.01 to approve rezonings to conserve and promote the public health, safety, and general welfare; and

WHEREAS, Costco Wholesale Corporation, a Washington corporation, is the owner of certain real property consisting of approximately 10.55 acres generally located along the east side of 91st Avenue and north of Buckeye Road, identified as Maricopa County Assessor's Parcel No. 101-12-739 and legally described and depicted in Exhibits A and B attached hereto (the "Property"), and has filed an application with the City requesting that the Property be rezoned from Planned Area Development (PAD) to Light Industrial (I-1); and

WHEREAS, the Planning and Zoning Commission and the City Council have provided public notice and conducted public hearings in accordance with applicable State and local laws to hear comments on the owner's application; and

WHEREAS, the City Council of the City of Tolleson finds that the proposed rezoning is consistent with and conforms to the City's General Plan and is in the best interests of the City of Tolleson.

NOW THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF TOLLESON, ARIZONA AS FOLLOWS:

Section 1. The recitals above are hereby adopted and incorporated as if fully set forth herein.

Section 2. In General.

The Zoning Ordinance of the City of Tolleson, Arizona, is hereby amended by amending the Zoning Map of the City of Tolleson, as follows:

Maricopa County Assessor's Parcel No. 101-12-739, as legally described in Exhibit A and depicted in Exhibit B, is hereby rezoned from Planned Area Development (PAD) to Light Industrial (I-1).

Section 3. Providing for Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

Section 4. Providing for Severability.

If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct, and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. Incorporation of Exhibits.

The exhibits attached to this Ordinance are incorporated herein and made a part of this Ordinance as if set forth herein in full.

Section 6. Zoning Considerations.

In accordance with Article II, Sections 1 and 2, Constitution of Arizona, and the laws of the State of Arizona, the City Council has considered the individual property rights and personal liberties of the residents of the City and the probable impact of the proposed ordinance on the cost to construct housing for sale or rent before adopting this ordinance.

Section 7. Authorizations.

The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps and to execute all documents necessary to carry out the purpose and intent of this Ordinance.

Section 8. Consent and Waiver Contingency.

This Ordinance shall not become effective until the City files with the Maricopa County Recorder an instrument (in a form acceptable to the City Attorney), executed and authorized by the Property owners and any other party having any title interest in the Property, that waives any potential claims against the City under the Arizona Property Rights Protection Act (A.R.S. § 12-1131, et seq., and specifically A.R.S. § 12-1134) as a result of the City's adoption of this Ordinance. If this waiver instrument is not executed and provided to the City with authorization to record within 14 calendar days after this Ordinance is approved, this Ordinance shall be void and of no force and effect.

Section 9. Operative Date.

Pursuant to A.R.S. § 19-142 and City Code § 30.44, this Ordinance, if not otherwise void pursuant to Section 8, shall become effective 30 days after its adoption.

PASSED AND ADOPTED by the Mayor and Council of the City of Tolleson, Arizona, on this 8th day of September, 2026.

Juan F. Rodriguez, Mayor

ATTEST: _____
Crystal Zamora, City Clerk

APPROVED AS TO FORM: _____
Justin Pierce, City Attorney

EXHIBIT A
TO
ORDINANCE NO. 633 N.S.

[Legal Description]

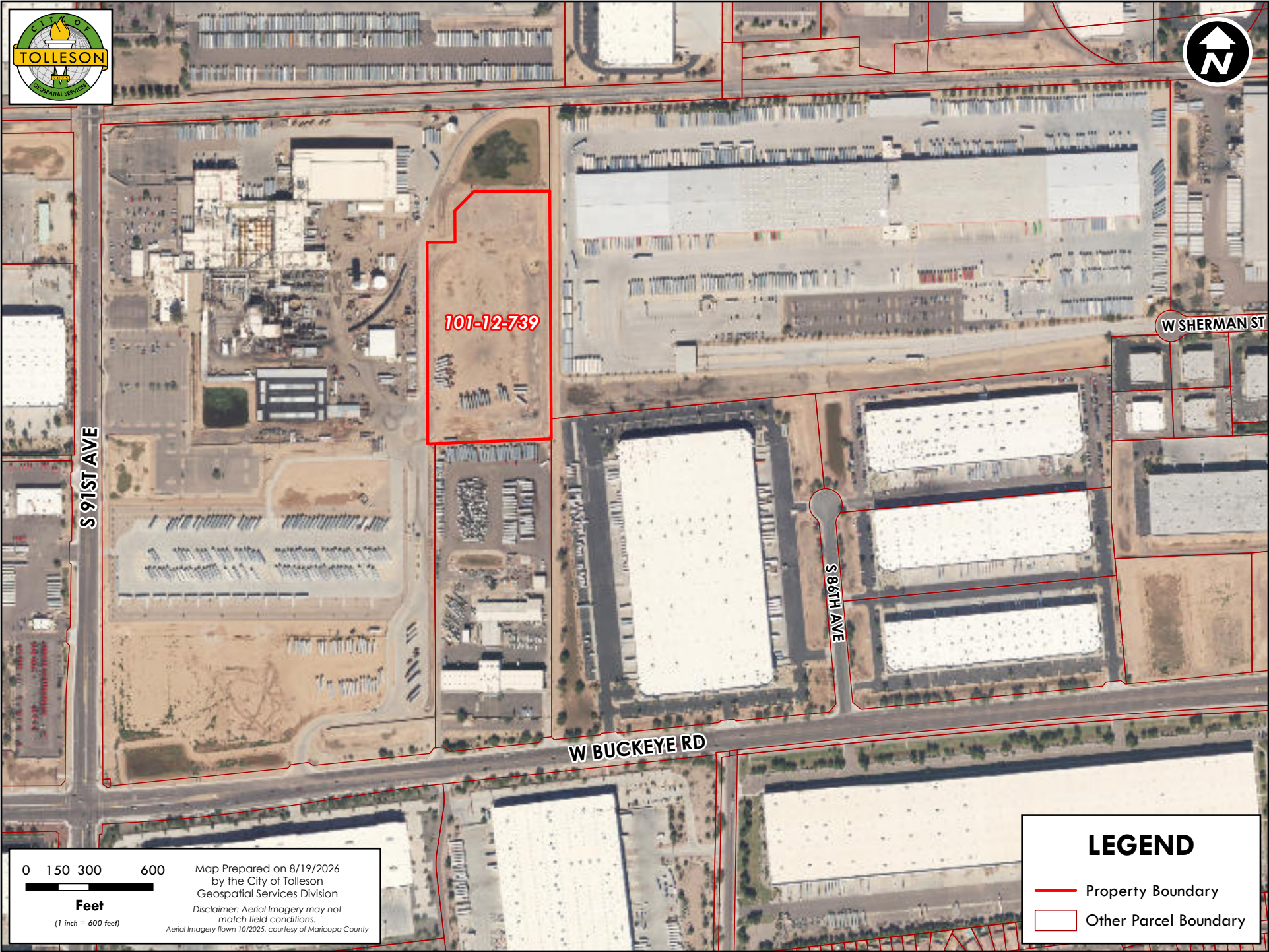
Maricopa County Parcel No. 101-12-739

Lot 2A of JBS Costco Depot, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 1843 of Maps, page 16.

EXHIBIT B
TO
ORDINANCE NO. 633 N.S.

[Map]

See following page.



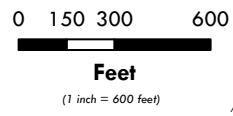
101-12-739

W SHERMAN ST

S 91ST AVE

S 86TH AVE

W BUCKEYE RD



Map Prepared on 8/19/2026
by the City of Tolleson
Geospatial Services Division
Disclaimer: Aerial Imagery may not
match field conditions.
Aerial Imagery flown 10/2025, courtesy of Maricopa County

LEGEND

- Property Boundary
- Other Parcel Boundary

NOTICE OF PUBLIC HEARINGS

CITY OF TOLLESON

NOTICE IS HEREBY GIVEN that the City of Tolleson Planning and Zoning Commission will conduct a **PUBLIC HEARING** on **TUESDAY, SEPTEMBER 8, 2026 at 5:00 PM**, and the Mayor and Council will conduct a **PUBLIC HEARING** on **TUESDAY, SEPTEMBER 8, 2026 at 6:00 PM**, both during Regular Meetings held in the Council Chambers at the Tolleson Civic Center, 9055 West Van Buren Street, Tolleson, Arizona 85353, and via Zoom Webinar. Planning and Zoning Commission Webinar: <https://us02web.zoom.us/j/83763983293> (Meeting ID: 837 6398 3293); Mayor and Council Webinar: <https://us02web.zoom.us/j/84069679194> (Meeting ID: 840 6967 9194); and telephone access for both meetings: 1-253-215-8782.

The purpose of the public hearings is to solicit comments from interested parties regarding Rezone Application PNZ-26-0021, submitted by the applicant and property owner, Costco Wholesale Corporation, to rezone approximately 10.55 acres located along the east side of 91st Avenue and north of Buckeye Road from Planned Area Development (PAD) to Light Industrial (I-1). The rezone would allow the subject property, identified as APN 101-12-739, to be combined with Costco's existing lot. (Ordinance No. 633 N.S.)

Published in the Arizona Business Gazette—Republic Edition on August 22, 2026.



CITY OF TOLLESON

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AFFIDAVIT OF POSTING

On August 19, 2026, Ken Hernandez certify that the following public notice was posted on the property per A.R.S. § 9-462.04:

NOTICE OF PUBLIC HEARINGS

CITY OF TOLLESON

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Published in the Arizona Business Gazette–Republic Edition on August 22, 2026.

KHERNANDEZ

Ken Hernandez, Code Compliance Officer



THE CITY OF TOLLESON

WILL CONDUCT A PUBLIC HEARING REGARDING

NOTICE OF PUBLIC HEARINGS

CITY OF TOLLESON

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Published in the Arizona Business Gazette—
Republic Edition on August 22, 2026.

AT TOLLESON CITY HALL • 9055 W. VAN BUREN STREET

PUBLIC NOTICE

PUBLIC NOTICE





CITY COUNCIL REPORT

SUBJECT: Regular City Council Meeting Minutes of August 25, 2026

MEETING DATE: September 8, 2026

TO: Mayor and Council

FROM: Crystal Zamora, City Clerk

REVIEWED: Reyes Medrano, Jr., City Manager

PURPOSE:

The City Clerk Department is requesting the approval of the Regular City Council Meeting Minutes of August 25, 2026.

BACKGROUND:

It is the public policy of the State of Arizona that meetings of public bodies be conducted openly and that notices and agendas be provided for such meetings which contain such information as is reasonably necessary to inform the public of the matters to be discussed or decided. Minutes serve a historical purpose, but just as important, they serve a legal purpose, documenting Council's adherence to the proper procedures, city code and state law. The approved minutes are a permanent record.

DISCUSSION:

The minutes provide an outlet for residents to connect with the City of Tolleson in order to stay informed of Mayor and Council's actions, and they are posted on the City's website and filed in the City Clerk's Office. Transcription is provided in order to facilitate communication accessibility and may not be a totally verbatim record of the proceedings.

BUDGET IMPACT:

This item has no additional budget impact.

RECOMMENDATION:

Staff recommends the City Council approve the Regular City Council Meeting Minutes of August 25, 2026.

ATTACHMENTS:

1. 08 25 26 City Council Meeting Minutes



CITY OF TOLLESON

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**TOLLESON CITY COUNCIL MEETING ACTION MINUTES
TOLLESON CIVIC CENTER
9055 WEST VAN BUREN STREET, TOLLESON, AZ 85353
ZOOM WEBINAR ID: 840 6967 9194
TUESDAY, AUGUST 25, 2026
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Members of the public may also participate in the meeting via [Zoom Webinar](https://us02web.zoom.us/j/84069679194) (<https://us02web.zoom.us/j/84069679194>) with a computer or cell phone.

A. CALL TO ORDER

Mayor Rodriguez called the Tolleson City Council Meeting to order at 6:00 PM.

B. INVOCATION/PLEDGE OF ALLEGIANCE

The Invocation was delivered by Development Services Director Earp, and the Pledge of Allegiance was led by Vice Mayor Davis.

C. ROLL CALL

City Council: Mayor Juan Rodriguez, Vice Mayor Jimmy Davis, Council Member Clorinda Erives, Council Member Adolfo Gámez (participated remotely), Council Member Linda Laborin, and Council Member Cruzita Mendoza.

Not Present: Council Member Christine Chavira

Department Directors: City Manager Reyes Medrano Jr., Deputy City Manager/Chief Government Affairs Officer Pilar Sinawi, Deputy City Manager/Employee Resources Director Wendy Jackson, Chief Financial Officer Kevin Artz, Chief of Social Impact George Good, City Clerk Crystal Zamora, Development Services Director Jason Earp, Parks & Recreation Director Randy Babchuk, Fire Chief Michael Young, Library Director Mandy Carrico, and Public Safety Director/Police Chief Rudy Mendoza.

City Representative: City Attorney Jon Paladini



D. FINAL CALL TO SUBMIT SPEAKER REQUESTS

All citizens and interested parties wishing to speak before the Council regarding non-agenda items or during a public hearing shall fully complete a Speaker Request Form and submit the form(s) to the City Clerk prior to the meeting being convened. Citizens must complete one form for each item they want to address. Speaker Request Forms are located at the entrance of the Council Chambers. For Zoom participants, click the chat button, and enter your name and the item you would like to address. Submissions should be made no later than the Mayor announcing the “Final Call to Submit Speaker Requests”. All speakers will be limited to 3 minutes unless otherwise noted by the Mayor. Speakers are not required to disclose their identities or personal information. You may also submit an online speaker request form at <https://www.tolleson.az.gov/speakerrequest> at least one hour prior to the meeting.

E. CALL TO THE PUBLIC (NON-AGENDA ITEMS)

This is the time for the public to comment on non-agenda items. Members of the Council may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01.H, action taken as a result of public comment will be limited to (1) responding to criticism; (2) directing staff to review the matter; or (3) asking that a matter be put on a future agenda.

F. SCHEDULED PUBLIC APPEARANCES AND PROCLAMATIONS – FOR DISCUSSION

1. American Red Cross and City of Tolleson Blood Drive on Saturday, August 29, 2026 from 9 AM to 2:30 PM at the Tolleson Civic Center. – George Good, Chief of Social Impact
2. Proclamation honoring Viviana Martinez, a Tolleson native and Tolleson Union High School graduate, in recognition of her outstanding athletic achievements, including representing the United States on the USA Softball National Team, contributing to The University of Texas Women's College World Series National Championship program, and inspiring the next generation of female athletes through her dedication, perseverance, and excellence. – Mayor Juan F. Rodriguez
3. Proclamation declaring September 2026 as Ovarian Cancer Awareness Month in the City of Tolleson, joining all those who are battling ovarian cancer, those who have lost their lives to the disease, their loved ones, and our state’s dedicated healthcare professionals in raising awareness, advancing public education, and embracing hope for earlier diagnoses, improved treatments, and ultimately a cure. – Rachel Sackett, National Ovarian Cancer Coalition
4. Proclamation declaring August 31, 2026 as Overdose Awareness Day in the City of Tolleson to honor the lives lost to overdose, support individuals and families affected by substance use disorders, promote recovery, and raise awareness of overdose prevention and response resources. – George Good, Chief of Social Impact

5. Introduction of New Employee:
Utilities Department – Abraham Zazueta Higuera, Utilities Worker
Employee Promotion:
Human Services Department – Juan Chavarin, promoted from Senior Center Program Assistant to Human Services Technician

G. BUSINESS FROM THE FLOOR – PUBLIC HEARINGS AND ACTION ITEMS

1. Public Hearing – Soliciting comments from interested parties in reference to a proposed ordinance amending the Tolleson Zoning Code, Chapter 12, Land Usage, Article 12-4, Zoning, by amending Section 12-4-9 (Definitions and Terms), Section 12-4-41 (Uses Permitted in the C-1 Zoning District), and Section 12-4-42 (Uses Subject to Use Permit in the C-1 Zoning District). The proposed amendment would permit neighborhood grocery stores/carnicerias in the C-1 Zoning District and would allow convenience markets, gas stations, and regional grocery stores in the Neighborhood Commercial (C-1) Zoning District subject to approval of a use permit. (Ordinance No. 631 N.S.)

The public hearing opened at 6:21 PM and closed at 6:25 PM.

Council Action: Adopt/Deny Ordinance No. 631 N.S. of the Mayor and City Council of the City of Tolleson, Arizona, amending the Tolleson Zoning Code, Chapter 12, Land Usage, by amending Article 12-4, Zoning, Section 12-4-9 (Definitions and Terms), Section 12-4-41 (Uses Permitted in the Neighborhood Commercial (C-1) Zoning District), and Section 12-4-42 (Uses Subject to Use Permit in the C-1 Zoning District); providing for repeal of conflicting ordinances; and providing for severability. (Development Services Department)

Vice Mayor Davis moved to adopt Ordinance No. 631 N.S.; the motion was seconded by Council Member Erives. The motion carried 6 to 0.

Mayor Rodriguez – Aye

Vice Mayor Davis – Aye

Council Member Erives – Aye

Council Member Gámez – Aye

Council Member Laborin – Aye

Council Member Mendoza – Aye

2. Public Hearing – Soliciting comments from interested parties in reference to a proposed ordinance amending the Tolleson Zoning Code, Chapter 12, Land Usage, Article 12-4, Zoning, Downtown Tolleson Commercial Office Residential Entertainment (CORE) District, Section 12-4-93 (Land Use), to permit regional grocery stores in the CORE Zoning District subject to specified conditions, including a maximum gross retail floor area of 50,000 square feet. (Ordinance No. 632 N.S.)

The public hearing opened at 6:26 PM and closed at 6:29 PM.

Council Action: Adopt/Deny Ordinance No. 632 N.S. of the Mayor and City Council of the City of Tolleson, Arizona, amending the Tolleson Zoning Code, Chapter 12, Land Usage, by amending Article 12-4, Zoning, Downtown Tolleson Commercial, Office, Residential and Entertainment (CORE) District, Section 12-4-93, Land Use, permitting regional grocery stores in the CORE Zoning District; providing for repeal of conflicting ordinances; and providing for severability. (Development Services Department)

Vice Mayor Davis moved to adopt Ordinance No. 632 N.S.; the motion was seconded by Council Member Laborin. The motion carried 6 to 0.

Mayor Rodriguez – Aye

Vice Mayor Davis – Aye

Council Member Erives – Aye

Council Member Gámez – Aye

Council Member Laborin – Aye

Council Member Mendoza – Aye

H. CONSENT AGENDA – ACTION ITEMS

Items on the Consent Agenda are of a routine nature and are intended to be acted upon in one motion. Council Members may pull items from Consent if they would like them considered separately.

1. Approve Regular City Council Meeting Minutes of July 14, 2026 and Special City Council Meeting Minutes of August 10, 2026. (City Clerk Department)
2. Approve Claims and Bills Report for the period of July 8, 2026 to August 18, 2026. (Finance Department)
3. Adopt Resolution No. 2661 of the Mayor and Council of the City of Tolleson, Arizona, approving a Power Distribution Easement from the City of Tolleson to the Salt River Project Agricultural Improvement and Power District for the transmission and distribution of electricity, communication signals, and data in connection with the City of Tolleson Aquatics Center and Retail Building near 83rd Avenue and Van Buren Street; and authorizing the execution and delivery of said Easement. (Development Services Department)
4. Approve the Professional Services Agreement between the City of Tolleson and Metron Farnier, LLC for essential components, equipment, parts, and related services for the City's water meter systems, and authorize the City Manager to execute and deliver said Agreement. The City shall pay the Vendor an annual aggregate amount not to exceed \$400,000 for parts and services. The Agreement shall remain in full force and effect until June 30, 2027, and may automatically renew for up to four successive one-year terms. (Utilities Department)

Vice Mayor Davis moved to approve Consent Agenda items 1 through 4; the motion was seconded by Council Member Mendoza. The motion carried 6 to 0.

Mayor Rodriguez – Aye

Vice Mayor Davis – Aye

Council Member Erives – Aye

Council Member Gámez – Aye

Council Member Laborin – Aye

Council Member Mendoza – Aye

I. REGULAR AGENDA – ACTION ITEMS

1. Approve/Deny the Professional Services Agreement between the City of Tolleson and Veolia WTS Solutions USA, Inc. for essential parts, equipment, supplies, components, and related services for the Electrodialysis Reversal (EDR) Water Treatment Facility, and authorize the City Manager to execute and deliver said Agreement. The City shall pay the Vendor an annual aggregate amount not to exceed \$800,000 for parts and services. The Agreement shall remain in full force and effect until June 30, 2031. (Utilities Department)

Vice Mayor Davis moved to approve the Professional Services Agreement; the motion was seconded by Council Member Mendoza. The motion carried 6 to 0.

Mayor Rodriguez – Aye

Vice Mayor Davis – Aye

Council Member Erives – Aye

Council Member Gámez – Aye

Council Member Laborin – Aye

Council Member Mendoza – Aye

2. Approve/Deny the Cooperative Purchasing Agreement between the City of Tolleson and McCarthy Building Companies, Inc. for Citywide Water Resources Treatment services on an as-needed basis, and authorize the City Manager to execute and deliver said Agreement. The City shall pay the Contractor an annual aggregate amount not to exceed \$5,000,000 for services. The Agreement shall remain in full force and effect until April 7, 2027. (Utilities Department)

Council Member Gámez moved to approve the Cooperative Purchasing Agreement; the motion was seconded by Council Member Laborin. The motion carried 6 to 0.

Mayor Rodriguez – Aye

Vice Mayor Davis – Aye

Council Member Erives – Aye

Council Member Gámez – Aye

Council Member Laborin – Aye

Council Member Mendoza – Aye

3. Approve/Deny payment of \$2,524,592 to the Arizona Department of Transportation for the City's construction contribution and construction overage for the Tolleson Pedestrian Bridge System over Van Buren Street at 96th Avenue, pursuant to the Intergovernmental Agreement previously approved by Resolution No. 2593. (Development Services Department)

Council Member Erives moved to approve the payment of \$2,524,592 to the Arizona Department of Transportation; the motion was seconded by Council Member Laborin. The motion carried 6 to 0.

Mayor Rodriguez – Aye

Vice Mayor Davis – Aye

Council Member Erives – Aye

Council Member Gámez – Aye

Council Member Laborin – Aye

Council Member Mendoza – Aye

J. WORK STUDY AND PRESENTATIONS – FOR DISCUSSION

1. Employee Resources Department Update – Wendy Jackson, Deputy City Manager/Employee Resources Director
2. Information Technology Department Update – Wendy Jackson, Deputy City Manager

K. MAYOR AND CITY MANAGER'S REPORT OF CURRENT EVENTS – FOR DISCUSSION

1. The Tolleson Public Library will be closed Wednesday, October 21, through Friday, October 23, 2026, to accommodate the replacement of furniture throughout the facility.

L. CONVENE INTO EXECUTIVE SESSION

1. Motion to go into executive session.

Vice Mayor Davis moved to convene into executive session at 7:32 PM; the motion was seconded by Council Member Laborin. The motion carried 6 to 0.

Mayor Rodriguez – Aye

Vice Mayor Davis – Aye

Council Member Erives – Aye

Council Member Gámez – Aye

Council Member Laborin – Aye

Council Member Mendoza – Aye

2. Convene into an executive session pursuant to A.R.S. § 38-431.03(A)(7) to discuss and consult with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the lease of City-owned property.

M. RECONVENE INTO PUBLIC MEETING

Mayor Rodriguez reconvened the public meeting at 8:40 PM.

N. ADJOURNMENT

The meeting was adjourned at 8:40 PM.

Pursuant to A.R.S. § 38-431.01 and A.R.S. § 38-431.02, notice is hereby given to the members of the Tolleson City Council and to the general public that the Council of the City of Tolleson will hold a meeting open to the public. Council Members of the City of Tolleson will attend by telephone/video conference call.

Note: The City Council of the City of Tolleson, by a duly passed motion, may vote in public session to adjourn to executive session on any agenda item in accordance with A.R.S. § 38-431.03 for legal advice from the City Attorney.

Arizona law prohibits any City resource, including staff time, equipment, and anything of value to influence an election. This prohibition applies to Call to the Public at the Council Meeting. You may discuss a City issue but do not “advocate” for a specific candidate or ballot measure. Additionally, soliciting petition signatures or campaign contributions or distributing campaign materials is prohibited on City property. The City appreciates your efforts to help the City comply with state law and avoid using taxpayer monies to influence an election.

Zoom’s live transcription feature can provide automatic captioning by clicking on the Closed Caption (CC) button during the meeting.

THE CITY OF TOLLESON ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES. With at least two business days advance notice, accommodations can be provided at this meeting for individuals with vision, hearing and/or speech disabilities, including a transcriber, large print, an interpreter, an assistive listening device, etc. Please call the City Clerk at (623) 936-7111, or TTY users may dial 711 for Arizona Relay Service (AZRS), to request an accommodation to participate in this public meeting. The City will try its best to accommodate any last minute requests.

LA CIUDAD DE TOLLESON SE ESFUERZA PARA HACER TODAS LAS REUNIONES PÚBLICAS ACCESIBLE PARA INDIVIDUOS CON DISCAPACIDADES. Con al menos dos días laborables de previo aviso, se pueden proporcionar adaptaciones en esta reunión para personas con discapacidades visuales, auditivas o del habla, incluido un transcriptor, letra grande, un intérprete, un dispositivo de asistencia auditiva, etc. Llame a la Secretaría Municipal al (623) 936-7111, o los usuarios de TTY pueden marcar 711 para el Servicio de Retransmisión de Arizona (AZRS), para solicitar un alojamiento para participar en esta reunión pública. La Ciudad hará todo lo posible para satisfacer cualquier solicitud de último minuto.

City of Tolleson**Checks Recorded****Check Dates: July 8, 2026 to August 18, 2026****PAYMENTS OVER \$10,000**

VENDOR NAME	AMOUNT	CHECK NUMBER	CHECK DATE
CITY OF PHOENIX	\$64,251.37	188295	8/6/2026
CITY OF PHOENIX	\$49,398.06	188354	8/13/2026
MARICOPA COUNTY SHERIFF'S OFFICE	\$32,525.57	188303	8/6/2026
ARIZONA STATE UNIVERSITY FOUNDATION	\$30,000.00	188350	8/13/2026
WASTE CONNECTIONS OF ARIZONA	\$29,051.06	188217	7/23/2026
ARIZONA STATE TREASURERS OFFICE	\$28,541.75	188384	8/18/2026
VINCERE PHYSICIANS GROUP PLLC	\$27,240.00	188181	7/23/2026
INDUSTRIAL COMMISSION OF ARIZONA	\$22,653.28	188276	8/4/2026
LOGAN SIMPSON DESIGN INC	\$18,833.27	188361	8/13/2026
JYCHELLE & ROGELIO GUTIERREZ	\$17,648.27	188258	8/4/2026
VERIZON WIRELESS SERVICES LLC	\$16,011.77	188256	7/30/2026
HD SUPPLY, INC	\$15,707.99	188250	7/30/2026
TOLLESON ELEMENTARY SCHOOL DIST.#17	\$12,650.00	188324	8/11/2026
FRANKLIN STRIPING INC	\$12,111.31	188259	8/4/2026
AED EVERYWHERE INC	\$10,054.73	188374	8/18/2026
ARIZONA HUMANE SOCIETY	\$10,000.00	188265	8/4/2026

Post-Production File

**City of Tolleson
City Council Meeting Minutes
August 25, 2026**

Transcription Provided By:
eScribers, LLC

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Transcription is provided in order to facilitate communication accessibility and may not
be a totally verbatim record of the proceedings.

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MAYOR RODRIGUEZ: Okay. Good evening, everyone. I am Mayor Juan Rodriguez. Hopefully, you can hear me fine. Today is August 25th, and I would like to call this city council meeting to order. We're going to begin with our invocation and pledge of allegiance.

Development Services Director Earp, will you please deliver the invocation?

And Vice Mayor Davis, will you please lead us in the Pledge of Allegiance?

If you can, please stand if you're able to.

EARP: Heavenly father, we gather here today as public servants and community members. We thank you for the privilege of service and for this place we call home. Grant this council wisdom, clarity, and patience as we discuss the matters before us. Help us to listen to one another with open minds and respect. Watch over our community, our staff, and our leaders. Guide our thoughts and our actions this evening for the greater good of all. In Jesus name, Amen.

ALL: Amen.

ALL: I pledge allegiance to the flag of the United States of America and to the republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

MAYOR RODRIGUEZ: Awesome. Thank you both. We're going to move on to roll call. Please, City Clerk, let the record reflect that all council members are present with the exception of Christine Chavira. We have five council members in the chamber, and we have Councilmember Gámez attending by Zoom. So Ms. Chavira is the only one that's not here today.

Final call to submit Speaker Request Forms. Now is the time to submit those to the City Clerk. All speakers will be limited to three minutes for comments. Comments only. Actions taken as a result of public comments will be limited to either one, responding to criticism; two, directing staff to review the matter; or three, asking that a matter be put on a future agenda.

Madam City Clerk, do we have any submissions at this time?

ZAMORA: We do not have any, mayor.

MAYOR RODRIGUEZ: Right. Item E, Call to the public. This is for non-agenda action

items.

City clerk, do we have any of those?

ZAMORA: We do not.

MAYOR RODRIGUEZ: Awesome. All right.

MEDRANO: We're going to get out of here pretty early, won't we?

MAYOR RODRIGUEZ: All right. Scheduled public appearances, proclamations, American Red Cross and City of Tolleson Blood Drive on Saturday, August 29th, 2026.

Chief of Social Impact, Chief Good, you have the floor, sir.

GOOD: Thank you, Mayor, members of the council. Edgar Olivo, who's President of the Red Cross of Arizona and New Mexico, is scheduled to be here tonight; however, he was unable to attend. But as you just referenced, we have a blood drive here in the Lantana room from 9 to 2:30 p.m., and that'll be Saturday. So any support you guys can provide -- as we know, we've talked in the past about how Latino blood -- we call it Latino gold, because it's the type-O blood, and it's the universal donor, and anybody can receive that.

So Red Cross is at critically low levels throughout the region and the country, and again, we're trying to help them. You never know when one of us might need it, or someone we know or don't know, but it's very important. So if you guys can support that, that would be terrific. We'd appreciate it. And maybe we'll see some of you out there on Saturday. Thank you, mayor.

MAYOR RODRIGUEZ: Well thank you, chief. And just to reiterate, this is Saturday, August 29th in the Lantana room from 9 to 2:30 p.m. One liter donated can save up to three lives. And so fact of the matter is, us as Latinos happen to have the most common blood that can be shared amongst other human beings. So don't do it for yourself, do it for the people that you might save someday. You never know when the script is flipped and you happen to be in need of blood. So now you have an opportunity to help others. Please do so. Do they sign up to you, or to the city hall, or --

GOOD: There is information throughout social media, which our public affairs team has placed, and there are QR codes that they can register. Walk-ins are also accepted. It's

preferred for people to register so they know how many phlebotomists to send; however, we're not going to turn anybody away.

MAYOR RODRIGUEZ: Tolleson has a really good history of being top donors for the Red Cross. I know we've had multiple blood drives here, and every last one of them has been very successful thanks to the marketing campaigns, thanks for Chief Good's efforts, and of course American Red Cross for partnering with us. So look forward to a great event. Thank you.

We're going to move on to item number two, which is -- what do we have?

ERIVES: Proclamation.

MAYOR RODRIGUEZ: A proclamation. Well, she's not on yet, so should we -- she's on?

SABRINA MARTINEZ: Juan, I'm mom, Sabrina. Her mom's on, but Vivi couldn't join.

MAYOR RODRIGUEZ: Understood. Well, let's rock and roll.

Proclamation honoring Viviana Martinez -- that's her mom, by the way -- a Tolleson native and Tolleson High School graduate, in recognition of her outstanding athletic achievements, including representing the United States on the USA Softball National Team, contributing to The University of Texas Women's College World Series National Championship program twice, and inspiring the next generation of female athletes through her dedication, perseverance, and excellence.

It is my great honor to recognize Viviana Martinez, a proud Tolleson native and a Tolleson High School graduate. Achievements from representing our country -- I think I just read all this. US teams contributed to the -- oh, I did -- pride on our community.

Viviana, your dedication, perseverance, and excellence inspires young athletes, especially young women, to dream big and believe in what they can accomplish. On behalf of the City of Tolleson, congratulations on all your achievements. We are extremely proud of you.

And I can say the same thing to Mr. Victor and Sabrina, her parents. You have raised an amazing daughter. She's done great things, and we are extremely proud of her and her entire family. So let's give Viviana a big round of applause, please.

SABRINA MARTINEZ: Thank you. We appreciate it. And thank you for the honor,

especially, you know, us being residents of Tolleson, even though we live on the outskirts now. But you know, I grew up as -- grew up there, so I appreciate this.

MAYOR RODRIGUEZ: Yeah. I had the privilege of going to school with Sabrina, I think, from kindergarten all the way through high school. So my mom actually has a house right around the corner. And as luck would have it, both of our daughters played softball. And Viviana, right off the bat -- I mean, as a little kid, you could tell she was just a rock star. Her ability to play the game was above none. I mean, she was just that good. As testament today, as a starting shortstop for the Texas Champions, the NCAA champions last year, starting shortstop for Texas, University of Texas, in Austin. And I think she's a senior this year?

SABRINA MARINEZ: Yeah. She's a fifth-year senior. Yeah. She graduated already. But since she tore her ACL, she gets another year to play, and she's going to get her communications certificate and then come back home. So she'll be playing one more year.

MAYOR RODRIGUEZ: Well, that's good news for Texas, bad news for the rest of the nation. But of course, we wish her well. Hopefully, someday she'll be playing for the USA softball team in the Olympics, representing Tolleson and representing, I guess, the University of Texas, the Jones last name, the Martinez's last name. That makes her a very, very special person.

So I will tell you that we do have a very special recognition that we are handing out to people like Viviana who have gone above and beyond in their accomplishments in life. It is a beautiful, awesome flag. It is actually encased in a wooden box with a nice glass so people can see what's in it. And then, in the back -- a lot of people ask me, well, what does a Tolleson flag mean? You know, it's got all these symbols and stuff on it, and the colors. And I'll be the first to tell you, it's not for Saint Mary's, although they might have the same colors. It does explain in the back what the torch means, the gold ribbon, the vegetation in the flag, and the significance of why our Tolleson flag is so loving and important to us.

So I know Viviana is back at her classes in Texas, and she's a very busy person. When

she's not on the softball field, she's in the classroom, or doing whatever she needs to do to advance in life. But Sabrina, if you or your husband can stop by and pick this up on behalf of Viviana, we'd really appreciate it. We want her -- we want to get this to her so she can display it and show it off to everybody in Texas.

SABRINA MARTINEZ: Yes. I will stop by. I got her on the phone. She was trying to call in.

They were just recognizing you, Vivi.

VIVIANA MARTINEZ: Oh.

MAYOR RODRIGUEZ: (Indiscernible) there.

VIVIANA MARTINEZ: I'm at (indiscernible), and the music's loud and everything.

SABRINA MARTINEZ: They're having a team dinner, so it's loud over there. Okay.

MAYOR RODRIGUEZ: All right. Well, appreciate your dinner. Enjoy it.

Sabrina, thank you very much for chiming in on this. And again, we'll have the award here. And much appreciation and much love to Viviana and all of her great accomplishments. Thank you very much for being a great Tollesonian and representing us well.

SABRINA MARTINEZ: I'm proud to be a Tollesonian, and thank you so much. Okay. Bye-bye.

MAYOR RODRIGUEZ: We also have the proclamation here, so pick it up.

All right. We're going to move on to item number three, proclamation declaring September -- and by the way, staff and community members, if you have somebody who has done amazing things -- in Viviana's case, very young life -- I mean, she's 25 -- or even a senior citizen or anybody who has accomplished significant efforts in their life and has done a great job of representing our city of Tolleson, is a product from our hometown, don't hesitate to nominate them. You know, bring that information to our public affairs person, our deputy city manager, Pilar Sinawi, or Reyes, or Wendy, or any of our staffers.

We have to get into the business of promoting our own and celebrating our accomplishments. We have a great town with great people, and I think the world

should know about that. So this is hopefully the first of many. So if you know of anybody, send them our way.

Okay. Enough of that. Proclamation declaring September 2026 as Ovarian Cancer Awareness Month in the city of Tolleson, joining all those who are battling ovarian cancer. Is it warm in here, or is it just me? Okay. Months in the city of Tolleson and joining all those who are battling ovarian cancer; those who have lost their lives to the disease, their loved ones; and our state's dedicated healthcare professionals; and raising awareness; advancing public education; and embracing hope for early diagnosis, improved treatments, and ultimately, a cure. So with that, I will proclaim -- well, first of all, Rachel Sackett is joining us on Zoom. Is Rachel on?

SACKETT: I'm here.

MAYOR RODRIGUEZ: All right, Rachel. I will turn the floor over to you.

SACKETT: Thank you so much, mayor.

MAYOR RODRIGUEZ: Thank you.

SACKETT: So my name is Rachel Sackett Putman, and I'm here as a stage three ovarian cancer survivor, thriver, and advocate, and as a proud Arizona resident of the past 20 years. Thank you, mayor and council members of the city of Tolleson for recognizing September as Ovarian Cancer Awareness Month and for continuing to support this year after year. Arizona is where I've built my adult life, my marriage, my career, and my survivorship, so receiving this proclamation from the city of Tolleson is so deeply meaningful.

Ovarian cancer is one of the deadliest cancers affecting women, yet it remains one of the most underfunded and least understood. Over 21,000 women in the US will be diagnosed this year, and more than 12,000 will lose their lives, which is about a 60 percent mortality rate. Most women are diagnosed at advanced stages because symptoms are vague, and there are still no early detection test. For many of us, that lack of awareness is the difference between catching cancer early and fighting for our lives.

I was diagnosed at 38 with a rare subtype called low grade serous ovarian cancer, a

chronic disease with no standard of care and an 85 percent recurrence rate. Like many women, I lost my ability to have biological children, dreams my husband and I hadn't yet fulfilled. And this year, I've suffered some very deep losses to this disease, losses that weigh heavily and remind me why awareness is so urgently needed.

Every (indiscernible), every social media message, and every proclamation, including yours, helps someone recognize symptoms earlier and brings them much needed awareness to this insidious disease. It truly saves lives and honors the women lost far too soon. Thank you for standing with survivors, honoring the women we've lost, and helping to protect families across the city of Tolleson and the great state of Arizona. Your continued leadership makes a real and lasting difference. Together, we can shine a light on this gravely overlooked disease and give hope to the women and families who need it most.

MAYOR RODRIGUEZ: Okay. Thank you, Ms. Sackett. Appreciate your time and your comments. Anybody on council have anything to add? Anybody? Okay. I'll just add that you're right. This is a terrible disease. You know, how many people out there have suffered -- if not directly, their family members? It has an ability to impact an entire community in a very negative way. And so we have to be united in our front to do the best that we can to not only battle it, but find a cure, get to the core element of what causes it, and be able to address it so it stops affecting so many families moving forward.

But again, we thank you for your time and bringing this to our community. And signing a proclamation is the least that we can do as a community. And thank you for bringing it to our attention.

SACKETT: Thank you, mayor. Thank you.

MAYOR RODRIGUEZ: Oh. You're welcome. Now, therefore, I, Mayor Juan F. Rodriguez do hereby deem it is an honor and pleasure to extend this proclamation -- well, wait a minute. I'm reading the wrong one. Now, therefore, I, Mayor Juan F. Rodriguez do hereby proclaim September 2026 as Ovarian Cancer Awareness Month in the city of Tolleson. Be it proclaimed. All right.

Ms. Sackett, we do have -- we do have a proclamation. I don't know if you can see it. I don't know where the cameras are, but it's signed by --

SACKETT: I see it.

MAYOR RODRIGUEZ: -- myself and I believe the City Clerk. So what are we -- are we taking a picture or -- okay. We'll make sure that this gets to you, and it can be displayed at a prominent location so that people can be aware that us, the city of Tolleson, are in unity with you guys to make sure that we do everything that we can to try to battle this terrible disease.

SACKETT: And if you guys are able to take a picture with the proclamation, please feel free. I'd love to get them. And we post them to really just create that awareness. So I appreciate that too.

MAYOR RODRIGUEZ: All right. Let's take that picture now, because I don't want to forget.

SACKETT: Thank you.

MAYOR RODRIGUEZ: Let's huddle up. T-town huddle.

DAVIS: (Indiscernible) my Starbucks cup.

MAYOR RODRIGUEZ: Awesome. Thank you. All right. Don't sit on the water.

MAYOR RODRIGUEZ: Absolutely. Take it out.

All right. Thanks again, Ms. Sackett.

We're going to move on to proclamation number four for the third proclamation of the evening, and that's declaring August 31st, 2026 as Overdose Awareness Day in the city of Tolleson to honor the lives lost to overdoses, support individuals and families affected by substance use disorder, promote recovery, and raise awareness of overdose prevention and response resources.

I'm going to kick this one over to our Chief Social Impact Officer, George Good. Sir, you have the floor.

GOOD: Thank you, Mayor, members of the council. Thank you for the recognition in this proclamation regarding Overdose Awareness Month. This has been really important. Four years ago, the number of overdose deaths in our country approached

100,000. Recent data just came out, and now we're at 50,000. That's still a lot of people to lose in a year, 50,000 people, if you can imagine; however, we're definitely trending in the right direction. There's a lot of reasons that that number has gone down a lot.

I will give enormous credit to the two gentlemen sitting to my left, Chief Mendoza and Young, for the Leave Behind program that they put -- their departments participate in, along with awareness efforts such as this one, and the Narcan education that we do throughout the community. So without the combination of all these things -- and again, throughout the entire country, those numbers would probably still be up. This issue has significantly impacted our community, as you all are aware; however, we are trending in a very good direction. We don't want to stop until that number is zero, but we're going in the right direction, and hopefully we'll continue to do so. Again, thank you for your proclamation.

MAYOR RODRIGUEZ: Awesome. Thank you. First of all, you're right. One death is too many. There's been some considerable advancements here in Tolleson, and all credit is to our staff. You guys are the ones that respond when we have serious situations. And when it does have to do with drug overdoses, your reaction is critical. And so you're making a huge impact here in our community, and so is Narcan being preventative in our approach to how we address these issues. But you're right. It's a national problem. And so I'm glad to see that there's some headway. We're moving in the right direction. But you're right, we have a lot more work to do.

So with all that being said, I, Mayor Juan F. Rodriguez, do hereby proclaim August 31st, 2026 as Overdose Awareness Day in the city of Tolleson. Be it proclaimed.

Chief, we do have a proclamation here if you want to take it. Yeah, I signed it. It is signed. Thank you.

All right. Now to one of my favorite parts of the agenda, and that's introduction of new employees. I'm going to kick it over to City Manager Reyes Medrano.

MEDRANO: Thank you, Mr. Mayor, members of council. It's always a joy to do. I introduce you to our newest members of the Towson family. It looks like, first, we have

a brand-new member of our next generation leadership, Abraham Zazueta Higuera, utility worker. Is that you? You look like my uncle, a younger version. Very talented musician. I'm sure you are as well. We'll talk about it later. Are you really? Are you really? Oh, that is a -- see? I thought I was making it up, Randy. I would love to hear you play. Seriously, I love music. We all do.

And next, as always, I'm very -- oh, I'm elated to introduce -- or in this case, a promotion of a Tolleson resident and our second member of the Chavarin family to serve our community, Juan Chavarin. He's been promoted to human services technician. And that guy, as you can see, inherited the Chavarin smile. And he, like his sister, spreads joy throughout the organization. And we're so glad for both of you to join our community full-time, obviously. Just like Aliyah (ph.) was a part-timer, and she promoted a full-time earlier this year. I love it when our people take the time to invest in our community on a part-time basis and pursue these opportunities to be converted to full-time. It just makes us that much more strong. So thank you. Thank you both. Thank you, Mayor.

MAYOR RODRIGUEZ: Thank you. And welcome, both of you to the organization. As you may or may not know, Tolleson has a very strong tradition of retention. People tend to start working here, they love it here, and they last here. So we think of ourselves as a family; and as such, you two are our newest members of our family. Some part-time family, now full-time family, some new family. Regardless, welcome to the familia. Thank you very much for picking us.

We're going to move on to G, which is business from the floor. This is our public hearing and action items. The first item is a public hearing soliciting comments from interested parties in reference to a proposed ordinance amending the Tolleson Zoning Code, Chapter 12-4, Land Usage, Article 12-4, Zoning, by amending Section 12-4-9, Definitions and Terms, Section -- why did I put the candy in my mouth right now -- in Section 12-4-42, Uses Subject to Use Permits in the C-1 Zoning District. The proposed amendment would permit neighborhood grocery stores/carnicerias in the C-1 zoning district and would allow convenience markets, gas stations, and grocery stores in the Neighborhood Commercial C-1 Zoning District subject to approval of a use permit -- and that's

important, the use permit -- Ordinance Number 631, New Series. I will now turn it over to our Development Services Director, Jason Earp.

You have the floor, sir.

EARP: Thank you. Mayor, Vice Mayor, members of the council, we come bearing good news. We're reinventing this to make it a little bit more restrictive. So right now, convenience stores, gas stations -- or grocery stores, gas stations are allowed by right. If this is approved tonight, after 30 days, if a gas station/convenience store wants to come in, it'll go to P and Z for recommendation to council, and then to council for approval through the use permit. So we're there -- at that time, you can approve it or deny it at that time. And I'll answer any questions you may have.

MAYOR RODRIGUEZ: What would be cause for denial under this new code?

EARP: Excuse me? I'm sorry.

MAYOR RODRIGUEZ: What would be cause for denial under the new code compared to right now?

EARP: What would be the --

MAYOR RODRIGUEZ: Cause for denial.

EARP: Oh. Right now, there is no cause for denial.

MAYOR RODRIGUEZ: This would give us the leverage?

EARP: Correct. I'm sorry, Mayor. I didn't understand you.

REYES: This is also apropos, given the fact that state laws changed to where city councils no longer approve site plans, but this gives you the leverage you need to at least control what you want to see in the city with specificity to this type of use.

MAYOR RODRIGUEZ: (Indiscernible) permits and requires the proposed use and developer to come in front of us and to state your case on why they're a good fit for our city. And ultimately, we as a council can decide to either issue the use permit or deny the use permit. And we have, I think, more than enough gas stations in Tolleson to provide benefit that enhances the Tolleson experience for visitors and residents alike. So having said that, I'm in favor of this. Because again, the use permit process, I'm a big fan of, and it puts control back in the local governing board, in this case us, and it allows

us the freedom to make decisions that are best guided in the interest of our community.

So any other comments or questions at this time?

GÁMEZ: Mr. Mayor?

MAYOR RODRIGUEZ: Yes? Go ahead, Councilman Gámez.

GÁMEZ: Can you hear me?

MAYOR RODRIGUEZ: Yes, I can. Go ahead. You have the floor.

GÁMEZ: Yes. I just have a concern, and it may not be one, but I think it has the potential to add to the issue that we have in terms of the traffic. We have issues on 91st Avenue, and in the morning, in the afternoon, we have to be very cognizant of who are we going to allow to come in. And it might be the best carniceria ever, but at the same time, you know, how many people are we talking about? And we have to just remember that we represent a bunch of people here that are going through a bunch of hell -- actually, I'm one of them -- right there at 91st Avenue and Taylor. The traffic is an issue all day and maybe part of the night.

So we'll just be cognizant of what we're going to do and how that's going to impact us if we do anything at all. Thank you, mayor.

MAYOR RODRIGUEZ: Well, thank you. And just to be clear about this, this is asking for us to create a use permit process. So if we do have large traffic flows or other concerns in certain corridors of our city, we have the leverage to deny that use in that area and maybe find a more appropriate location for them here in town if it's a good use at all. So I think this empowers us to be to be able to do things like that.

But having said that, Vice Mayor Davis?

DAVIS: We're pretty built out, so anything that will help us to control what is coming into, you know, the very limited land that we have left, I think is useful and a benefit to us, especially with losing some authority over some of that recently. Thank you, State Legislator. So I think this is a good thing. That's all.

MAYOR RODRIGUEZ: All right. Anybody else, council? Not seeing any. All right. I will now open this -- well, we just opened the public hearing and turn over development services. So I am now going to turn to council. We had two comments. Speaker from

the public will have three minutes for comments. Anybody from the public? Don't see anybody from the public. Were there any members of the public want to talk -- okay. This public hearing is closed. Council, does anyone have any comments on this item or would like to make a motion? Okay. We have a motion from Vice Mayor Davis. We have a second by Councilwoman Clorinda Erives. All those in favor of approving Ordinance Number 631 New Series of the Mayor and city council of the city of Tolleson, please signify by saying aye.

DAVIS: Aye.

ERIVES: Aye.

LABORIN: Aye.

MENDOZA: Aye.

MAYOR RODRIGUEZ: Aye.

Councilmember Gámez, I'm going to ask you --

GÁMEZ: Aye.

MAYOR RODRIGUEZ: Yeah. Okay. I heard you.

So this motion passes unanimously, five with one absentee -- oh, am I right? One, two, three, four, five, six with one absentees. Yeah. Unanimous vote with everybody present. So thank you very much.

We can move on to item number two public hearing. Is that also yours, Jason?

EARP: Yes.

MAYOR RODRIGUEZ: Okay. Well, I'll just rock and roll through it. We have a second public hearing today. This is soliciting comments from interested parties in reference to a proposed ordinance amendment to the Tolleson Zoning Code, Chapter 12, Land Usage, Article 12-4, Zoning, Downtown Tolleson Commercial Office Residential Entertainment -- got to flip my page -- CORE District, Section 12-4-93, Land Use, to permit regional grocery stores in the CORE Zoning District subject to specified conditions, including a maximum gross retail floor area of 50,000 square feet, Ordinance Number 632 New Series. I will now open this public hearing and turn this over to Development Services Director, Jason Earp.

Sir, you have the floor.

EARP: Thank you, Mayor, Vice Mayor, members of the council. Right now, in our CORE district, it's only allowed neighborhood grocery stores up to 30,000 square feet. As you most of you are aware, we're working with a grocery store as we speak, and they are looking to build in something between a 40 and 45,000 square foot grocery store, so we need to amend this to allow that. We went to 50 just to be safe. We're confident they're not going to go that high, but we definitely need to change the ordinance to allow for a grocery store in the area we're looking for. And earlier this evening, P and Z recommended approval.

MAYOR RODRIGUEZ: I'm going to open up to council for questions or comments at this time. Good?

Councilmember Gámez, do you have something to add?

GÁMEZ: No. I think it's a good deal.

MAYOR RODRIGUEZ: Yeah. No. I completely agree. I think 30,000 square feet for a grocery store is very small, and we have to -- we have to meet the developer where they're at. And if they need a bigger footprint to be able to develop something with enough size to support their sales and of course provide the products that we need here locally for our community, it's a win-win, in my opinion. So I would be in full support of it.

This is a public meeting, so anybody from the community can also make any comments. I don't see any. But if you do, just let us know. You get up to three minutes.

Yes, Vice Mayor?

DAVIS: I'll just say, I really hope that we do get a grocery store, because it is a huge need in our community. We are definitely, pretty much, a food desert.

MAYOR RODRIGUEZ: Is that a drone?

DAVIS: I think R2-D2 agrees with me. It does sound like the Jetsons, actually. So taking me back to my -- way, way, way back to my childhood. Wow. That was a long time ago. Anyway, yeah, a grocery store is great. We need one. If we need a bigger size for a grocery store, I couldn't get more behind that, because we need access to food for our

community so they can walk to a grocery store to get a cabbage, if they need, to get whatever it is that they need. So anyway, I'm in full support of this.

EARP: Thank you, Vice Mayor.

MAYOR RODRIGUEZ: Anybody else from council? No?

Anybody else from the public? Not seeing any.

All right. I will now entertain a motion for council action, adopt or deny Ordinance Number 639 New Series of the Mayor, city council, and the city of Tolleson, Arizona. I have a motion by vice mayor to approve, I assume?

DAVIS: Motion to approve.

LABORIN: Second.

MAYOR RODRIGUEZ: I have a second by Councilmember Laborin to approve as well. So with that being said, all those in favor, please signify by saying aye.

DAVIS: Aye.

ERIVES: Aye.

LABORIN: Aye.

MENDOZA: Aye.

MAYOR RODRIGUEZ: Aye.

Councilmember Gámez?

GÁMEZ: Aye.

MAYOR RODRIGUEZ: Aye? Okay. Motion passes by unanimous consent. Thank you all for this.

EARP: Thank you, Mayor --

MAYOR RODRIGUEZ: Mr. Earp --

EARP: -- Vice Mayor.

MAYOR RODRIGUEZ: -- thank you very much.

We're going to move to item H, which is our consent agenda action items. I see items 1 through 4. For you guys' deliberation, if you haven't had an opportunity to review it, that's on you. You should have done that before the meeting. But I will entertain a motion to approve or deny.

DAVIS: Motion to approve the consent agenda items.

MAYOR RODRIGUEZ: Okay. All items 1 through 4, we have a motion.

MENDOZA: Second.

MAYOR RODRIGUEZ: We have a second from --

MENDOZA: Mendoza.

MAYOR RODRIGUEZ: -- Councilwoman Mendoza over at the end. We have a second to approve all four items as well. So all those in favor, please signify by saying aye.

DAVIS: Aye.

ERIVES: Aye.

LABORIN: Aye.

MENDOZA: Aye.

MAYOR RODRIGUEZ: Aye.

GÁMEZ: Aye.

MAYOR RODRIGUEZ: All right. Awesome. Once again, all the consent agenda action items have been approved unanimously, and we are going to -- oh, this is much better, much more quieter. So I don't -- so it's been approved. We're going to move on to regular agenda action items.

Councilmember Gámez, you're a little lucky today. The AC doesn't appear to be working in the council chambers, so we're passing out fans and all kinds of stuff to try to keep cool in here.

GÁMEZ: Yeah, I see that. Yeah.

MAYOR RODRIGUEZ: So regular agenda --

GÁMEZ: Sorry. Sorry.

MAYOR RODRIGUEZ: -- we'll save you one.

GÁMEZ: Thank you.

MAYOR RODRIGUEZ: Approve/deny the professional service agreement between the City of Tolleson and Veolia WTS Water Solutions USA, Incorporated for essential parts, equipment, supplies, components, and related services for the Electrodialysis Reversal, EDR, Water Treatment Facility, and authorize the City Manager to execute and deliver

said agreement. The city shall pay the vendor an annual aggregate amount not to exceed 800,000 for parts and for services. Agreement shall remain in full force and effect until June 30th of 2031.

Who's going to explain to me what that is?

BROWN: Hi. Sorry. I'm Tim Brown, I'm the Water Manager for utilities here at the city of Tolleson.

MAYOR RODRIGUEZ: Welcome. Thank you for being here.

BROWN: They did steal me from Goodyear in December, so --

REYES: Hey. All right.

BROWN: -- (indiscernible) for me right now.

MAYOR RODRIGUEZ: Welcome. Thank you. Thanks for being with us.

BROWN: Thank you, Mayor, Vice mayor, members of council. Yeah. We're going to recommend that we move forward with this. We've had a long-standing relationship with Veolia for our EDR, our Electrodialysis Reversal system at both of our well sites that we currently have running. Veolia is the sole source provider for the parts and materials that we would need to repair or replace any of the equipment at our well sites to keep our residents getting clean water.

MAYOR RODRIGUEZ: With that, I can tell you I have no idea what that piece of equipment is, so I'm going to take Tim's word for it. And I'm in support of it, because we need a wastewater treatment plant that's functional. And when you're the sole proprietor of supplies and services for a specific piece of equipment, if you don't get it from them, you're not going to get it. So it's critical that we are able to get it so we can make the repairs on a timely basis and keep our facility operating efficiently the way it's supposed to. Other comments or questions?

LABORIN: (Indiscernible) water clean. Yeah.

MAYOR RODRIGUEZ: Yes, sir?

DAVIS: Motion to approve.

MAYOR RODRIGUEZ: Okay. We do have a motion to approve by Vice Mayor Jimmy Davis. We have a motion second by Councilmember Mendoza. All those in favor,

please signify by saying aye.

DAVIS: Aye.

ERIVES: Aye.

LABORIN: Aye.

MENDOZA: Aye.

GÁMEZ: Aye.

MAYOR RODRIGUEZ: Aye.

All right. We have ayes across the board. Motion passes unanimously. Team, thanks again for joining the organization, all right, and welcome to the council chambers.

Item number two is to approve or deny the Cooperative Purchase Agreement between the city of Tolleson and McCarthy Building Companies, Incorporated for Citywide Water Resources Treatment services on an as needed basis, and authorize the City Manager to execute and deliver said agreement. The city shall pay the contractor an annual aggregate amount not to exceed \$5 million for services. The agreement shall remain in full force and effect April 7th, 2027.

LARSON: Good evening. My name is Kevin Larson. I am the wastewater manager for utilities.

MAYOR RODRIGUEZ: Welcome, sir.

LARSON: So this professional services agreement is adding different contractors to our portfolio, both within water and wastewater. And right now, I would say that the class of contractors that we have are kind of mid-level. Sometimes, the resources aren't always there. So McCarthy is actually one of the larger companies. They have a lot of resources. And with the projects that we have coming up, it's going to be conducive to what we need. I don't know if I said good evening, Mayor, Vice Mayor, members of council, so I apologize for that.

MAYOR RODRIGUEZ: It's assumed, but good evening.

LARSON: So if you guys have any questions, I'm more than happy to answer them.

MAYOR RODRIGUEZ: Very familiar with McCarthy. It's a huge outfit. They do a lot of work in the Valley, probably throughout the country. And there's a specialty that has to

come with the wastewater treatment plant, and they happen to have that.

So with that being said, council, any other comments at this time? Okay.

And Reyes, just to make sure, this \$5 million is shared amongst all the users?

REYES: Kevin?

LARSON: So if it's related to the wastewater plant, then yes, it would be partnership-based. I do want to add that that's the annual aggregate, and we're capping that at the five million, because that's the maximum allowable per year for one JOC contract. The piggyback did give them a larger aggregate with the city of Scottsdale, but we're only going up to the one \$5 million aggregate for everything we have going on.

MAYOR RODRIGUEZ: Okay. I'm not seeing any other comments.

Councilmember Gámez, are you good, or do you have questions?

GÁMEZ: Move for approval.

MAYOR RODRIGUEZ: All right. We have a motion by Councilmember Gámez to approve this item two.

LABORIN: Second.

MAYOR RODRIGUEZ: Do I have a second? Okay. I have a second from Councilmember Laborin. All those in favor, please signify by saying aye.

DAVIS: Aye.

ERIVES: Aye.

LABORIN: Aye.

MENDOZA: Aye.

MAYOR RODRIGUEZ: Aye.

GÁMEZ: Aye.

MAYOR RODRIGUEZ: All right. No opposition. So congratulations to both of you.

LARSON: Thank you.

MAYOR RODRIGUEZ: You both get to pass your item unanimously, so congratulations. It's a good day.

LARSON: Thank you very much.

MAYOR RODRIGUEZ: We're going to move on to item number three, which is approve

or deny payment of 2,524,592 to the Arizona Department of Transportation for the city's construction contribution and construction overage for the Tolleson Pedestrian Bridge System over Van Buren Street at 96th Avenue, pursuant to the Intergovernmental Agreement previously approved by Resolution Number 2593.

Development Services Director Earp, you have the floor, sir.

EARP: Thank you, Mayor, Vice Mayor, and members of the council. As stated, this is the overages. This is what the cost came in at. It's already in the budget that was approved for July 1. We're just coming forth for approval.

MAYOR RODRIGUEZ: We've had in-depth conversations about the need and importance of building this bridge. This is the next logical step to make sure that we keep the ball rolling on our end, and we keep this project on a respectable timeline, and we're able to do it in the most apropos time, which is probably the summertime. So with that being said, I will entertain a motion or take any questions at this time from council.

ERIVES: Motion.

MAYOR RODRIGUEZ: We have a motion from Councilmember Erives. We have a second from Councilmember Laborin. All those in favor, please signify by saying aye.

DAVIS: Aye.

ERIVES: Aye.

LABORIN: Aye.

MENDOZA: Aye.

GÁMEZ: Aye.

MAYOR RODRIGUEZ: Aye.

All those opposed? Not hearing any. Thank you very much.

EARP: Thank you.

MAYOR RODRIGUEZ: Motion passes unanimously. Okay. We're going to have a work study presentation.

Does anybody need to go to take a break at this point? Not seeing any. Okay.

We're going to move on to item J. We're studying presentations for discussion. We're going to begin with our employee resource department update.

Deputy City Manager Jackson?

JACKSON: Okay. Good evening, Mr. Mayor and members of council. It's a pleasure to stand before you this evening, just to give you a brief update on the employee resources department; and then following this, it will be the information technology department. So each year, what we do in our department is we come up with a theme. I'm a big themey person. So our theme for fiscal year 2026 -- okay. It's not showing.

MAYOR RODRIGUEZ: Isn't it good that IT's coming to help?

JACKSON: Yes, yes. It's a new remote. It's a new remote. Thank you. All right. Great. So FY 26 theme was transforming the employee experience through automation, engagement, and a bold future, a strategic approach to innovation, efficiency, and workforce excellence. So with this theme, we had multiple goals. And so what I decided to do is just present to you the three main goals that we did, but we had other goals and accomplishments. What this theme impacts would be our technology improvement, employee engagement and community preparedness, and compensation strategy and workforce retention.

So what does this mean? Starting with technology and process improvements, our main objective was to maximize UKG Ready capabilities following full implementation to enhance operational efficiency and workforce strategy. Between last year and this year, we migrated over to a better HRIS system that's going to enable the future of Tolleson to utilize this product for a long length of time. We have a lot of complicated benefit codes, compensation codes. As you know, we have public safety, and we're growing. We have an aquatic center coming online. So we wanted to make sure that we have a really sound, robust product that can take us into the future.

We've been able to accomplish Phase 1, which meant we have integrated -- not only do we have payroll live, but we also integrated a lot of our benefits. And what that means is we have file feeds that are going out to the carriers. So we do not have to do this as a manual process anymore. So we have our benefits such as our vision plan, our medical dental plan, life insurance plan, health equity and TASC. These programs are now file fed over to the carriers each week.

Another great enhancement, which we've never -- yes? TASC is the company that has our FSA and Cobra. They manage that for us. And the other programs -- which this will be the first time ever we will be having automated file feeds for our pension system, and nationwide. And so this is going to help make it more efficient for our payroll and our finance department be able communicate that information over to those carriers. Phase 2 of our project is our applicant tracking, performance management, and compensation. We implemented those portions in July, and it's making us more efficient. So this whole platform, we could use it full cycle for the employee, from the onboarding to the retirement. So we're planning on using the whole system. How this is going to impact us is it will improve our payroll and benefits processing, streamline onboarding and performance management processes, and reduce reliance on manual administrative workflows. My team is so happy that they don't have to go to each carrier website to add a new employee in with their benefits, so it's making our lives a lot easier. And the council alignment to this is a Smart Cities. We're modernizing the internal systems through enterprise and HR technology integration and automation. So Smart Cities is where we're impacting that.

One of our other goals was dealing with employee engagement and preparedness. So our objective was to expand employee development and organizational preparedness through city-sponsored training opportunities. Now, part of our vision statement is making sure that we have professional development opportunities for employees. But I would like to lean on the preparedness aspect of this goal for this evening. We made sure that, through our partnerships with Red Cross, we now have on-site certified Red Cross facilitators for first aid CPR. And in addition our fire department -- kudos to them. They stepped up to say that, hey, we would love to be instructors, not only for the employees but for the entire community.

So we are a training center for them now, and they'll be able to give certifications out to the public. Currently, to date, we have a little bit more than 107, but by the time I did this slide, we had 107 employees who were actively first aid, CPR certified, and AED, which is great. And then we're going to continue on our other leadership professional

development that we do have goals for.

So how does this impact? It not only expanded our certification opportunities, it established additional certified instructors, and continued leadership. And the impact is strengthening emergency preparedness and employee preparedness, built in internal capacity for ongoing first aid and CPR training, and expanded leadership and professional development opportunities. And so the alignment to this is emergency preparedness, and we're strengthening employee capacity to respond effectively to emergencies.

And our next goal was the compensation strategy and workforce retention. And so the objective for this particular goal is to modernize the city's compensation and performance management framework to ensure market competitiveness, workforce retention, and long-term fiscal sustainability. So with this particular goal, I'm going to lean in on the compensation strategy. Taking some feedback from our leadership team and our employees, we decided to enhance our compensation system. So we dismantled the whole quadrant system. And in addition to that, we did have budgeted dollars for last year to do a compensation study; but we had to roll that over because we were so enthralled with the UKG project.

So with this being said, we are embarking on our new compensation study. That project has kicked off. We have a third-party facilitator that's going to come in and meet with our leadership team, and we're going to create what our new vision is going to be for our compensation moving forward. I have been here for 20 years, and yes, it has been the quadrant system, but we also haven't changed what our vision statement is. Our vision statement back about 12, 15 years ago was to maintain being 50th percentile, plus five percent. That is no longer achievable. And so what we'll have this third-party do is sit down and work with us, and we'll go through a work study, and we will plan out what our compensation -- new vision is and what our strategy will be.

However, for the goals for last year, the impact was to establish a foundation of compensation modernization, and we position the city to be better aligned with pay practices with other market conditions, and we prepared for the redesign of our

performance management approach. And so those are some of the things that we touched on with this particular goal. And although there isn't an exact organizational alignment to your priorities, I created one: supporting workforce stability, market competitive, and long-term service continuity. So with our goals -- oh, yes?

MAYOR RODRIGUEZ: (Indiscernible) I'm sure that with the facilitator, because if it's a goal that the organization feels it's important enough to mention on a slide, I think it's important enough for us to sit down and consider how important it is to organization, and maybe we incorporate that moving forward if council's okay with that.

DAVIS: Yeah.

MAYOR RODRIGUEZ: Okay. Thanks, Wendy.

JACKSON: Some of the goals for FY 27 is a little bit carry over. So the theme for this fiscal year is operational excellence through data integrity, automation, and employee engagement. And the three focus areas will be data integrity and compliance, automation and system optimization, and employee engagement.

Starting with data integrity and compliance audits, we have gone through a season of audits this last year, and so I'm going to maintain the momentum on that. And the objective is to strengthen data accuracy, compliance, and accountability through independent review. As you know, we have not had an insurance broker in probably about seven or eight years. And I know how important this is for you all. And sometimes, you know, we would be out networking with people and they'll say, oh, you know, what does Wendy do? And you know, Reyes will say, oh, she's our broker. But what I decided to do is I wanted to definitely show value in that, because I take it very seriously, and I wanted to reinvest into the city. And so as of last week, I passed the broker's license exam. And then this week, I'll be submitting in the application and get my fingerprints done so it's official. So you definitely --

MAYOR RODRIGUEZ: Do us a favor --

JACKSON: -- can now say you have it in-house.

MAYOR RODRIGUEZ: -- don't quit and go become a broker.

JACKSON: No, no, no. Look, I like doing it from this perspective. I'm not, like, a

salesperson, but I just wanted to make sure I had the knowledge to be able to maintain the programs that we do have.

So with that all being said, I know that we want to maintain very rich benefits, and so I started thinking out the box of what we can do to help maintain it. Some of the things that other cities have done is to conduct a third-party independent-dependent eligibility audit. And what they found -- some of these companies have found that there may have be -- there may be some benefit dependance on the benefit plan that is not technically eligible to be on the plan. And they found that there's been a savings of five to ten percent. So therefore we have started that audit. You'll get more information that comes out, but a third-party will be ensuring that everyone who's on the plan should be on the plan.

We're also going to continue our journey with our safety plans citywide. You know, we had that ADOSH survey, so that will still continue, of course. And then we also will do an -- I skipped one bullet. I'm sorry. We also will do an internal audit just to ensure our compensation codes and our payroll codes are accurate, it's taxing correctly. So we'll make sure we'll do that this year. So the anticipated impact will be improved benefit and payroll accuracy, reduced financial and compliance risk, strengthen workplace and safety oversight, and enhance accountability through independent validation. And so our organizational focus is accountability, compliance, and risk management.

Our next goal for FY 27 is automation and system optimization. I enjoy technology. That's like my favorite part. But I know that technology can help us be more efficient. So our objective here is to complete remaining system integrations and expand automation to improve accuracy, reporting, and efficiency. And some of the planned activities is to continue on our journey of building out these file feeds that would work with nationwide deferred comp and our pension systems, because they're not a hundred percent done yet. And then, of course, finish off implementing the remaining phases of our software system, which is like our recruiting module, our compensation module. So there are a few other modules in there.

There's also the training platform that's in there. I have a plan to develop a partnership

with LinkedIn Learning so that employees -- if they want to help upskill themselves or take some additional classes, they'll be able to do it within the suite of our new system. And of course, helping the supervisors and managers with better reporting and compliance for their departments when it comes to timekeeping. So the anticipated impact would be improved payroll and benefits data accuracy, reduced manual data entry and reconciliation, strengthened reporting and audit readiness, and expand workforce analytics capability. And the council priority alignment is Smart Cities Initiative. What we're doing is modernizing internal operations through system integration -- excuse me -- automation, and data-driven technology.

And the next major goal is employee engagement. The objective is going to be to strengthen employee engagement through professional development, recognition, and organizational initiatives. Some planned activities are going to be continue professional development and leadership development opportunities, enhanced employee recognition initiatives. We're going to continue to use the Gallup to guide some engagement strategies. We have done a Gallup study for the last two years. Part of our happiness advantage, our Orange Frog Workshop that we give, we do talk about the significance of the Gallup studies and how high performing organizations tend to be happier.

And so with the Gallup Q12, we're able to make those assessments, and so we're going into our third cycle with that. And the anticipated impact is support employee development and retention, strengthen organizational culture, promote an engaged and effective workforce. And the council priority alignment kind of created this one here. It's core values in action. So we're supporting a strong, engaged, and service-focused workforce.

So speaking of our workforce, I just wanted to give you a little bit of data. I don't have a slide on this, but it's something I thought I should bring. As of today, our workforce comprises of 59 percent Hispanic or Latino population. In addition, we have 42 percent females. Our average tenure -- you're going to see this one decrease. Once we open up the aquatic center, hiring on new employees, that would decrease. But our average

tenure at this time is 8.06 years.

And speaking of employment, we are definitely a desired place to work. Our public affairs department did an analysis on our pages, how many people visit our pages. And our employee resources page, we got over 16,000 hits this last year, and we received over 4,200 applications. So we definitely look a desired place to work. And most of our sources from applicants are just coming straight to our website. They just visit our website. That's where we're getting most of our candidates. So that concludes the first part of our presentation. I don't know if you have any questions, comments?

MAYOR RODRIGUEZ: Technology is something that we have to always be in the business of finding out the best way to employ it for the benefit of our employees and our community. And I'm glad to hear, number one, that you're going to be sticking around even though you got your broker's license. Congratulations on that. I'm glad to hear that technology is core to what we do. From a human resources perspective, it can streamline a lot of functions, and I think it's absolutely necessary. And the reality is, your HR restriction is not that big. So the more efficiency you can find within your operation, the better it is for every member of this organization.

So I want to thank you for taking the time to put the presentation together; but more importantly, thank you for taking the time to put everything you have put together in place. So you put us in a place of success not only in 2026, but prepare us for 2027.

Well done, Wendy. Thank you.

DAVIS: Councilmembers?

MAYOR RODRIGUEZ: Any comment from council? Yes, Vice Mayor?

DAVIS: I'll just say keep up the great work. Thank you for all you do.

ERIVES: I just wanted to add on the -- I appreciate how you broke down from your objectives, what you're doing. And then, I love how you tie in always -- and that's through all the presentations -- is our advancement in the goals that we have as a council. I love how those always incorporate. And I love hearing how you couldn't find one, so you created one. So that's something we -- like you were mentioning, Mayor, we need to hear that. What is our staff saying? So I appreciate that. Thank you.

MAYOR RODRIGUEZ: Okay. Thank you very much.

JACKSON: All right. So this next presentation --

MAYOR RODRIGUEZ: We're going to go to IT now? Okay. Let's take a quick break. Not a recess, just a quick break from the presentation. You ain't got to go far. I'm going to call you right back up. I know the feeling of getting off work late. Bless you five times. Bless you. I know the feeling of getting home, you know, having to get home late. You're hungry, your family's waiting for you, and you're tired. You probably had to drive through traffic if you drove all the way from 16th Street in Thomas, where the Phoenix Children's Hospital is at.

So I wanted to take the time to, first of all, call Sabrina up here. Sabrina, this is Vivian's mom.

UNIDENTIFIED SPEAKER 1: Oh, she's cute. Oh, that's cute.

MAYOR RODRIGUEZ: Yes. We went to school together. Yes. She was always taller than me until now, because I'm up here. But this is basically the write-up that we did on Viviana. Very well deserved. And I think -- there's a lot of things that need to be said, I think. And I'm not going to say too much about Viviana, because she's in Texas, and you know, God bless her, and I hope the best for her. But some of the characteristics that Viviana, I've seen, display is she's a very respectful young lady. I've never heard one bad thing come out of her mouth. Just very down to earth, very respectful. Shakes your hand, introduces herself. And it doesn't matter if you're a multimillionaire or if you're a guy on the street; she just respects everybody. She's very resilient.

You guys may not know this, but she had a serious injury last year which pretty much canceled her season. And when you're playing at that caliber of game where you're competing for the national championship, that could be heartbreaking. It could be very stressful and quite frankly, depressing, I would assume. And she shook it off, came back, and starting shortstop national champions this year, so she's very resilient. But I think she also was very much, committed to reinvesting her skills. She's already done a couple of items here, camps here for local softball programs, including Tolleson High School.

So her commitment to community is, hands down, going to be there moving forward, just knowing who she is. But I mentioned those things because those things you don't learn on the softball field, those things you learn at home. And I think a lot of times, we don't stop and think the people behind the people, right? And Viviana comes from great stock. I mean, the Jones stock and the Martinez stock, they have great roots. You know, some of those are here in Tolleson, some of those came from the Dominican Republic, but they're great people.

And when you see an outcome of a child that is that great, and that loving, and that inspiring, you ask yourself, how did that kid ever become who she is? Well, great parents, that's how they become. So great job to you raising a wonderful child, multiple children. And welcome to Tolleson again. You're always welcome here.

So we don't do -- we don't do key to the cities here. That's so 1980s, right? So what we did is we took our Tolleson flag -- and Randy actually came up with this a while back, and he created a nice wooden box with a glass case so people can see our flag. And then, in case she doesn't know or anybody doesn't know what her flag really stands for, in the back, it's the actual interpretation of all the major items on here. So we would love for Viviana and your family to have this display, hopefully in a prominent location. And again, congratulations for, you know, raising such a great kid.

Congratulations to Viviana, to you and your husband, and to the entire family. You guys have done an amazing job. And so we just want to let you guys know we're very, very proud of her and everything you guys have accomplished.

SABRINA MARTINEZ: Thank you. (Indiscernible). You know, I grew up here, and we always said (indiscernible) because we moved our family, and we stayed in the Tolleson District. We were on the outskirts, but we remained here, and I (indiscernible) memories. And whenever she was in high school or you know, (indiscernible), other high schools were like (indiscernible). I go, now she's in (indiscernible). That's where she's from, and that's where I grew up.

MAYOR RODRIGUEZ: And did she play ever. Her freshman year -- her freshman year, how many home runs did she hit her freshman year?

SABRINA MARTINEZ: (Indiscernible).

MAYOR RODRIGUEZ: 17 or 18. They stopped pitching to her the rest of her high school career because they knew what was going to happen. That's how good she was. But I think the amazing part is Tolleson High School hadn't been to the playoffs since 2000, which is probably when Viviana was born. And here she is in high school, and they go back and they get to go play against your Pinnacles and your East Valley schools and take it to them. I mean, they did an awesome run. And so it took almost 18 years for them to go from the playoffs -- making it back to the playoffs. And I got to see Viviana was very core to that success of that team, and we're very proud of her.

We're very proud of all you guys. So thank you for coming out. I know you just got off of work, probably starving. So if you want a water, we have a water. Yeah. Take it. Go for it. Yeah. But thanks again, okay? Thank you. Come on up here. Let's take a picture.

UNIDENTIFIED SPEAKER 2: We love how (indiscernible).

MAYOR RODRIGUEZ: She does. Yeah.

SABRINA MARTINEZ: I tell her to, like, you know -- yeah.

MAYOR RODRIGUEZ: Thank you. Thanks again. I know you got to get home, but thank you very much. And her mom still lives in Tolleson off of 96th Avenue?

SABRINA MARTINEZ: (Indiscernible).

MAYOR RODRIGUEZ: 95th Avenue. Yeah. Yeah. And if you ever get a chance to see her on TV, when she's up to bat, they'll say, Viviana Martinez from Tolleson, Arizona. And you get to pick where they announce it from. So the fact that she picked our community to announce like that is awesome. So drive safe. Thanks again. Say hi to Victor.

Okay, Wendy. You're back on.

JACKSON: Back on.

MAYOR RODRIGUEZ: Second part information technology department update, City Manager Jackson -- Deputy City Manager.

JACKSON: So we have our FY 2026 accomplishments and our goals. And I'm going to share this presentation with Richard Tso, who's our finance -- I'm sorry, our IT manager.

IT manager, sorry. But first, I would like to take us down a memory lane where we came from. So when I started here 20 years ago, we had only one person working in our IT department. Yes. I'm going into my 21st cycle evolution. And --

MAYOR RODRIGUEZ: Congratulations.

JACKSON: -- serving 140 employees. And I'll never forget -- and I'll say this story here. I never forget when I said I want a laptop, and I was like, what, the laptop? Like, that was like, unheard of at that point in time. And emails wasn't even used as robust as we're using it today. But as of today, we have seven full-time employees working in our department, and they're serving 306 full-time employees here at the city. Once our IT director retired, I went ahead and I met with the team, and we talked about the organizational structure. We have hired so many talented individuals on our team that they were not classed correctly, meaning they were working out of class.

We hired these individuals who brought so much breadth and depth in the IT realm that I went ahead and, working with Richard, we created a different type of structure. And so now, we have tier one employees who will serve as our desk top level one support. So employees call in or they get an email, they'll be the first in line. And then we have individuals who are more administrators who handle tier two and tier three type calls, the more advanced calls. And then, of course, then we will have two more senior system administrators, which one is handling securities and the other one is going to be handling more of the network.

But before we get into this presentation, I want to talk a little bit about what IT does because everybody thinks it's just like, okay, they plug a cable in, they turn the computer on. No. They do so much more. I'm finding that out every day: IT infrastructure; they do cybersecurity; end-user support; business applications; your cell phones, mobile technology; technology projects and innovation; technology governance and administration; security and audiovisual technology. So those are some of the big buckets of what this group handles for us. Now, you're probably thinking about oh well how many calls do they get or how many tickets do they resolve? I do have a three-year comparison here.

Back in '24, we had over 5,000 tickets that came in that the department handled, and they did not have seven people back then. And then, in FY 25, they had slightly over 4,000. And you're probably like, why is there a dip? They did some changes to kind of help with the ticket flow. I'll give you one example. And I was the one who noticed it the most, because on a Monday, I would come into work, and I put in my password incorrectly. Well, they increased the amount of times you can put it in wrong. So we went from three to five. That created a tremendous dip. And then, last fiscal year, we had just over 5,000 tickets.

And in terms of the managed devices, how many devices are out there, whether someone has two laptops or a cell phone? We have 351 managed devices. So taking what -- because I was not a part of the IT department at the time, looking at all of the projects that they got completed in the last fiscal year, I was able to put it into three big buckets. So the first goal for last year was strengthening cybersecurity. And what that meant is implementing multiple cybersecurity initiatives to improve the city's security posture and protect critical systems. So I'm going to have Richard talk a little bit about a couple of the projects that were completed.

TSO: Good evening, Mayor, Vice Mayor, council members. Just some of the things I just want to go over, mainly the cybersecurity stuff, which is Cisco Umbrella, Check Point email security. Cisco Umbrella is mainly used for our websites, going to malicious websites. That's what kind of makes sure we're safe. We're only surfing certain websites that we're allowed to visit. It also flags -- if somebody's going to a malicious site, it notifies us to let us know so we can at least let them know, you know, what's going on and not to go there. That's kind of what that is.

Check Point email security is basically -- emails that come through, it checks to make sure that there's no malicious attachments or links within the email. So it scans all that information, gives us a good insight on what emails are coming across that we can even block for future references and stuff. Yeah. Go ahead.

JACKSON: And the council priority that that impacts is the emergency preparedness and Smart City initiatives and the metrics -- I don't know if you want to talk about the

metrics.

TSO: Yes. This one is -- it falls along the lines of cybersecurity as well. The graph there is just kind of letting you know what windows devices, servers are under compliance as far as updates. The very top one, compliance pending restart, just kind of lets us know that these devices have the updates installed, but it needs to restart in order to fully get the update involved. Noncompliant is just -- the update can't install until it actually restarts and then it's secure after that. We do have one that says noncompliant. Those are for our older devices, older servers that can't get updates. We're in the process of getting those off of our networks, and it just takes a little bit of time to find them.

JACKSON: So if you get an update on your laptops, please press the button. The other goal is modernizing infrastructure, which is modernized technology infrastructure to improve reliability, resiliency and operational efficiency. And some of those projects are --

TSO: Just to pick a couple of these on here, Windows 11, as I mentioned, we're trying to get rid of our old systems that can't be updated. We went from Windows 10 to Windows 11. We did a whole upgrade last year, and we replaced somewhere around 50 computers, I believe it was. So those are all currently on Windows 11. There's still a few hanging out there that are Windows 10 that we're going to try to get to this year.

OneDrive migration was a big one that took all our documents, pictures, your desktop, it puts it all to OneDrive, which makes it a lot easier for us. When you get a new computer, you sign into OneDrive, all that comes back down to your desktop, your documents. It just moves all the stuff over instantaneously. So that was a really big one there. I think that's it. Yeah.

JACKSON: And the council priority that it impacts is Smart Cities initiative and emergency preparedness. And our metrics, I ask them for all the projects. Now we're not talking about the tickets that comes into the department; all the projects that they've handled over that last fiscal year. And they handled over 80 technology projects. So it's amazing how this small group can do that for all of the departments. The next goal is enhancing public safety and business operations, which is implemented

technology solutions that improve public safety, customer service, and operational effectiveness. And some of the projects --

TSO: Some of the projects on this one MDC deployments, that's for PD. We got some new devices that came in, and we replaced a lot of those that were not doing so well. So we upgraded all those devices. In-car cameras, that's the flock cameras that went in. We worked with flock to get all that stuff installed on each of the patrol cars. Tyler licensing is for the buildings department. That was a big one, because that allows them to do permits and licensing through Tyler. Yeah. That's about it.

JACKSON: And the council priority is Smart City initiatives again, and emergency preparedness. And again, they supported over 5,000 tickets coming into the department, as well as over 80 projects that was completed over the fiscal year. So coming into the department, I include IT as HR. We're, like, together. We're one big team now. I thought it would be good for the organization to understand a little bit about what our needs were.

So what we did was -- I met with the most two senior people in the department, which is Richard Tso and Josh Doolittle. And we had a planning session where we did a SWOT analysis, just so we can identify what our strengths are in our city, what our weaknesses are, some opportunities, and then definitely our threats. And with that, we're able to create a three-year roadmap. So we have something now to follow for the next three years. And here's some of the priorities that we have lined up. So the first one is strengthen cybersecurity. The outcomes will be protect city systems, data, and operations through layered security monitoring and compliance. The next one is technology, a life cycle management.

Did you want to add anything about security, (indiscernible) the first one?

TSO: Yeah, sure.

JACKSON: Yeah. Go ahead.

TSO: Yeah. A lot of the cybersecurity stuff -- that's a big one going forward. A lot of companies are really focusing on that nowadays. We're starting to move towards what they call a sim, which monitors everything and sees if something unusual is going on

with a certain account. It'll notify us if anything weird is happening. So a lot of that, coming this fiscal year, is what we're going to start focusing more on, as well as updating our firewalls and certain things like that. Yeah.

JACKSON: Another priority will be technology life cycle management, establish a strategic asset refresh program to ensure technology remains secure, reliable, and supportable. And so what we are going to do is compile -- we're not sure if we're going to use a separate software or we're going to use spreadsheets, but we want to be able to click a button and say, at any particular time, this is how many computers are due for refresh for the budget year to make sure that we're getting more firm numbers for our budget and to be more fiscally responsible.

The next priority is modernize infrastructure, replace aging infrastructure, and expand resilient cloud and enterprise technologies.

TSO: Yes. That has to deal with a lot of things. With our audio-visual stuff comes modernizing. We have some things that are outdated at different locations. We tested out new products, and one of those is in Reyes's office for this TV audio-visual stuff, and that's been working out really great.

JACKSON: The next one is advance digital government, increased automation, digital workflows, SharePoint, self-service capabilities. We now are trying to help employees be able to obtain data from each department, so we're building up our SharePoint site. And even some departments are way far advanced, like our library department. Mandy Carrico, she creates workflows that kind of helps her staff be able to maintain all the visitors that are coming into the library system.

Next one is leverage artificial intelligence. This is my favorite. Leverage artificial intelligence, evaluate AI solutions that improves efficiency, reporting, decision-making while making strong governance. Every department wants to use artificial intelligence, and we want to be able to support their needs, but we want to make sure that our infrastructure is safe. And so in a planning session that I had with the entire IT department, we decided that having an AI governance committee would be best served, and which then we can go forward and start creating some of these policies and

governance on how we're going to embrace AI here.

You probably will hear that I'm going to take a certification on this because, like, I don't know much about it, but I'm trying to bring some more knowledge back to the city. And then, develop the workforce, strengthen staff capacities through training, cross training, succession planning, and strategic recruitment. With our new model that we have within the department on our staffing, how we have the positions classed is creating that pipeline for success moving forward in the future. So we do have that built in. But you probably want to know what we have budgeted for this fiscal year. So let's talk about that.

So our budgeted activities will impact your priority of emergency preparedness and Smart Cities initiatives. The first one is expansion of the SharePoint intranet to improve departmental communication. We talked a little bit about that already. So we have budgeted money set aside for a third-party company to work with each of the departments to get their SharePoint pages up and running. Conversion of server infrastructure from VMware to Proxmox to reduce long-term dependency and improve resiliency. I'm going to turn that over.

TSO: So basically what VMware and Proxmox is is kind of the foundation or the structure of all our servers. So if you think of a cargo ship, that would be your VMware or your Proxmox; and all the cargo -- all the little cargos that go onto it are all your servers, your virtual servers, your virtual computers. So VMware was bought out, and their maintenance and support went from, like, around 7,000 to just one year is, like, 75,000. So that big jump in price made us want to start looking somewhere else for a different company, and that's Proxmox, and we'll be moving to them instead. And that's going to be the same price for maintenance and support, around 7,000 as well.

JACKSON: And then, a modernization and ongoing support of audio-visual systems to ensure reliable functionality for meetings, presentations, and public engagement citywide. Okay. So we had a company come in, and they did an assessment on all of our meeting spaces, our AV equipment, because I'm a big supporter of doing some type of assessment. And we know where each of the rooms are now. We know the state.

But what I didn't realize, in the audio-visual world, it takes time for a lot of the products to come in. So we finally, after a year, got all of the equipment in for this room, because this room is the first priority room that we're going to take care of, and the company should be starting a project over the next couple of weeks. So hopefully, we can now get this room up to standards, and then we'll move on to the next department.

Yes?

MAYOR RODRIGUEZ: (Indiscernible).

JACKSON: That's not in IT, but we'll get you an answer, Mayor. We'll get you an answer, Mayor.

So yes, we are working on those spaces. The next initiative is development of a comprehensive technology asset inventory with lifecycle tracking. I kind of talked about that a little bit. We want to be able to at our fingertips, figure out, okay, what servers do we need to replace, what computers are ready to replace each budget year so then you'll have the firm numbers. Evaluate artificial intelligence solutions to improve operational efficiency, reporting, automation, and data-driven decision-making. How can AI help us know when a system is down? How can AI help some of the departments run their maintenance equipment? So those are some things that we're going to be looking at.

Creation and adoption of formal IT policies and procedures. We do have some policies and procedures, but we want to enhance that and make sure that employees know where to find them using our SharePoint system. And this last one is a Avigilon door management project. You did fund that project.

TSO: Yes. So currently, we are using Lenel for this, and we're planning on upgrading to Avigilon. That involves all the different doors, all locations, fire, PD, utilities. It's just a better system all the way around, gives us better reporting, and easier operating system that we can work with easier for IT. So it makes it a lot more user friendly for us and just seems to be a lot better program all the way around.

JACKSON: So I am pleased to say that this is the end of our presentation; but rest assured that the seven people that we have, they are doing phenomenal work for our

city, a city our size, to be able to do what we're doing. So thank you for your time. And I don't know if you have any questions?

MAYOR RODRIGUEZ: I just have a comment; but before I give my comment, I will open it up to council if you all have comments.

Yes, Councilwoman Erives?

ERIVES: Thank you. Thank you, Ms. Jackson and Mr. Tso. I was going to say Richard. Because that's very informative, right. Even the statistics that you had, you gave us with regards to our staff. I'm not an expert in technology, and it feels like I get a device, and then pretty soon, poof, it's outdated. So when you're talking about how quickly these, you know -- equipment is moving, and how fast technology is advancing, and what used to be this size can now be shrunk into this size, and our phones and all that. So my question is, as we're updating, what are we doing with the old recycled or outdated stuff?

TSO: Yeah. So most of the stuff that we have, especially Windows 10 devices, you can't go to the next version, so it's pretty much just obsolete. So that was the biggest thing that I was afraid of. If somebody goes to auction, buys all our stuff, and then realizes that there's nothing you can do with it, and it ends up in a landfill or something. So we did go out and find a company that will actually pick up all our old stuff and recycle anything they can use; and if they can reuse it to rebuild it on something else, they'll give us a refund on that. It's not much, but it is a little something. But yes, we do have a company that picks them up. Yeah.

ERIVES: That's awesome. Thank you. Thank you. Thank you.

MAYOR RODRIGUEZ: Vice Mayor?

ERIVES: And thank you again for the presentation.

DAVIS: Thank you for the presentation. Great information. I'm glad to hear that you now have a lifecycle plan for devices. You know, that's huge. It's a great way to plan and to budget, because technology does become obsolete so quickly. I was also happy to hear, you know, that you are leaning into using AI as an organization. I think, you know, a lot of people are like, AI is going to take my job. No, it's going to replace you

with somebody who knows how to use AI. So I'm glad we're leaning into that. But there are some serious security, you know, issues there, so I'm happy to hear that you guys are looking at that. I think the biggest threat to really any government organization is probably cybersecurity at this point. You know that you're more likely to have that type of attack. So the fact that we're being proactive and looking at that stuff, it makes me -- it'll make me sleep easier at night.

JACKSON: Mr. Mayor, and Vice Mayor, and members of council, we do have one AI product that we sponsor, and it is ChatGPT. It is an enterprise version, so it is closed off for the city, so the threat shouldn't be there. And we did do a survey. We had 51 users at the time when I did the survey; and of that, 40 percent of them reported that they had significant time savings in doing their role. So we are using it, but there are some departments that would like to use other types of AI. But we need to have policy, we need to have a committee, and we then will be able to evaluate if we are able to add new products on.

MAYOR RODRIGUEZ: My closing comments are pretty straightforward. When you talk about the priorities, you think technology, you think innovation, you think efficiencies. You know, they basically are -- they dovetail into each other. What doesn't dovetail is emergency preparedness. And so I think emergency preparedness, as the Vice Mayor alluded to, has become very critical to the success of an organization.

I remember when I first started with the city as a councilmember. I went to a conference and I met a colleague from the city of New Bedford, Massachusetts, and he was telling me that they had just got done with a major scam or whatever they call them that happened to their city, and it cost them a lot of money to, you know, get it out of their system. And basically, they had to crash the entire system and start it all over again. And so you know, old documents were lost and all kinds of stuff. And it was ugly, and that was -- we're talking back in 2005.

And now we're looking at, you know, I know Reyes and I were having a conversation about some of the water treatment plants over in Minnesota in particular that were being targeted for other types of computer-based malware and stuff that shouldn't be

happening. So I think emergency preparedness needs to be here. And whether it's new technology like ChatGPT; or threats from across, you know, other parts of the world; or even internally, we should always be thinking preventative, because we don't want to be one of those cities that gets caught up in something.

And I would even state, you know, we need to provide some training for those computer users to be able to identify phishing schemes and other types of malware that exist, and you know, looking at emails and making sure that they make sense. And they didn't put in a little hyphen or something and you know, go through annual training so that, whatever the new scam is, all of our employees are fully aware this is what they're trying now. If you see it, report it, don't click on it, that kind of stuff. But I'm really -- I guess my point is I'm really happy to see that we're being extremely proactive when it comes to that. You guys sent a flier this way. It was over there for the longest time.

JACKSON: Mayor and council, we're very fortunate. We do have one -- we have two experts in cybersecurity on our team, but we have one person who that's his primary focus, and he's in the back of the room, Matteo (ph.). And so he really does -- he cranks out reports, he let us know where we are, and he does warn us when we have issues -- if we have any issues.

Another thing is we do give employees training on just the basics of what to watch for. So they have to take an annual refresher, and that keeps us certified for CGIS, for police. But we do have certain things in place. And also, we just formed a partnership with the military. They're going to be testing our resiliency for us, and so that's something exciting that we have coming down the pike. So they're doing -- these seven people are doing as much as they can to just keep us safe.

MAYOR RODRIGUEZ: Awesome. Thank you very much. Very good presentation. Thank you very much.

Okay. We're going to -- I guess I'm just supposed to read this. Man, I really want to use this gavel to kill this fly right now, but I'm going to -- I'm going to keep myself from allowing my fly rage to take over and start smashing this desk. But just so you guys know, the Tolleson Public Library will be closed Wednesday, October 21st through

Friday, October 23rd, 2026 to accommodate the replacement of furniture throughout the entire facility.

So anything else you'd like to add to that?

CARRICO: Good evening, Mayor, Vice Mayor, members of council. Yes, we'll be closed doing a completely new furniture refresh, open to the public on the following Saturday with all new furniture. We will be keeping open passport services, and we will be keeping open access to the collection through curbside so that people are not without their items through that closure.

MAYOR RODRIGUEZ: Yes, Vice Mayor?

DAVIS: Just as a reminder, how many average daily visitors do you have in the library?

CARRICO: Through the year, about 400; through the summer, it goes up to six or seven, depending on what day is the program day.

DAVIS: (Indiscernible) definitely needs new furniture.

CARRICO: Oh, they've been using that furniture. Yeah.

MAYOR RODRIGUEZ: All right. Well, thank you for that. So that was a majority of our agenda. I don't think we have any items following.

MEDRANO: I have one -- I have one comment, sir.

MAYOR RODRIGUEZ: Yes, (indiscernible)?

MEDRANO: I guess two. I think we're going to need a new library eventually. Library number two, I don't know. I want to make sure that council is aware, especially for those that attended Arizona State University, that we have welcomed our newest Marvin Andrews fellow, Erin Sweeney, sitting back there. She is currently with the Economic Development Department, I believe, Erin, right? So as you know, economic development is the engine that drives everything and fuels everything that we -- all the services we offer.

Erin is in -- she's part of our first program with Marvin Andrews, but is our second intern -- Melissa was the first -- because we are in a part of a pilot program with the town of Paradise Valley. Erin started there last year, and Melissa started with us; now Melissa's there, and now Erin with us, so we're very happy to have her. And Melissa, for

those that don't know, did get a part-time job with us, so she's up front on occasion. So it's good that we get to have both of you, but Erin is outstanding. And once you talk to her, you're going to realize she's a genius who just happened to choose to go to ASU. So welcome, Erin.

MAYOR RODRIGUEZ: Yes, Erin. Welcome.

MEDRANO: We're very happy to have you, Erin.

MAYOR RODRIGUEZ: Do me a favor and whip Jason into shape over there. Show him what a Sundevil does.

MEDRANO: Told you. Yeah. You better start. Thank you, Mayor, members of council.

MAYOR RODRIGUEZ: Not starting any fights today. Anything else, Reyes, to add to the good of the order?

MEDRANO: No, sir. I wanted to make sure you knew who that young lady was back there, and she's already making a huge impact.

MAYOR RODRIGUEZ: All right. We're going to convene into executive session. I need a motion to go into executive session.

DAVIS: Motion to go into executive.

MAYOR RODRIGUEZ: Okay. We have a motion by Vice Mayor. We have a second by Councilmember Laborin. All those in favor, please signify by saying aye.

DAVIS: Aye.

ERIVES: Aye.

LABORIN: Aye.

MENDOZA: Aye.

MAYOR RODRIGUEZ: Aye.

GÁMEZ: Aye.

MAYOR RODRIGUEZ: Excellent. It's been approved. Nobody involved in the executive session has to stay here, so you're free to go and enjoy the rest of your evening. Thank you for coming today. And the only thing we're going to do is, after the executive session is done, we're going to open the doors, we're going to adjourn, and go home. So thank you very much for your attendance. Have yourself a wonderful evening.

APPROVED:

JUAN F. RODRIGUEZ, MAYOR

ATTEST:

CRYSTAL ZAMORA, CITY CLERK

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING MINUTES ARE A TRUE AND CORRECT COPY OF THE MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF TOLLESON, ARIZONA, HELD ON AUGUST 25, 2026. I FURTHER CERTIFY THAT THE MEETING WAS DULY CALLED AND HELD, AND THAT A QUORUM WAS PRESENT.

CRYSTAL ZAMORA, CITY CLERK



CITY COUNCIL REPORT

SUBJECT: Claims and Bills Report for the period of August 19, 2026 to September 1, 2026.

MEETING DATE: September 8, 2026

TO: Mayor and Council

FROM: Kevin Artz, Chief Financial Officer

REVIEWED: Reyes Medrano, Jr., City Manager

PURPOSE:

The Finance Department is requesting the approval of Claims and Bills Report for the period of August 19, 2026 to September 1, 2026.

BACKGROUND:

Each Council Meeting, the Finance Department shall prepare a list of all claims paid by the City. The list shall be reviewed and approved when required by the Council, and a copy of it shall be included in the minutes.

DISCUSSION:

The Claims and Bills Report includes vendor payments of \$10,000 or more for the period noted above.

BUDGET IMPACT:

This item has no additional budget impact.

RECOMMENDATION:

Staff recommends the City Council approve the Claims and Bills Report.

ATTACHMENTS:

None

City of Tolleson**Checks Recorded****Check Dates: August 19, 2026 to September 1, 2026****PAYMENTS OVER \$10,000**

VENDOR NAME	AMOUNT	CHECK NUMBER	CHECK DATE
STATE OF ARIZONA	\$2,524,592.00	188488	8/28/2026
WASTE CONNECTIONS OF ARIZONA	\$27,772.12	188476	8/26/2026
FIRETROL PROTECTION SYSTEMS INC	\$14,645.12	188448	8/26/2026
DIANA GREGORY OUTREACH SERVICES	\$13,125.00	188422	8/27/2026



CITY COUNCIL REPORT

SUBJECT: First Amendment to the Purchase Contract with Schulte Real Estate Management Corp.
- Extension of Due Diligence Period

MEETING DATE: September 8, 2026

TO: Mayor and Council
FROM: Jason Earp, Development Services Director
REVIEWED: Reyes Medrano, Jr., City Manager

PURPOSE:

The Development Services Department is requesting approval of the First Amendment to the Purchase Contract between the City of Tolleson and Schulte Real Estate Management Corp. for the City-owned property located at the northeast corner of 91st Avenue and Van Buren Street, identified as Maricopa County Assessor Parcel No. 102-48-263, and authorization for the City Manager to execute and deliver the Amendment.

BACKGROUND:

On February 24, 2026, the Mayor and Council adopted Resolution No. 2634 authorizing the sale of approximately five acres of City-owned property at the northeast corner of 91st Avenue and Van Buren Street to Schulte Real Estate Management Corp. for \$1,000,000. The Purchase Contract requires the Buyer to enter into a minimum 15-year lease with a grocery store containing at least 30,000 square feet of retail space. Section 7 of the Purchase Contract provides the Buyer with a nine-month (270-day) Due Diligence Period to complete the grocery store lease and submit all permits for construction.

DISCUSSION:

The Buyer has requested an additional nine-month (270-day) Due Diligence Period to continue its work to complete the grocery store lease and submit all permits for construction. The First Amendment provides that the extended Due Diligence Period begins on September 8, 2026 and ends on June 5, 2027. Except for this extension, the Purchase Contract remains unchanged and in full force and effect. Under the Purchase Contract, closing is scheduled to occur 45 days after the end of the Due Diligence Period, unless otherwise extended or agreed to by the parties.

BUDGET IMPACT:

There is no direct budget impact associated with approval of the First Amendment. The purchase price remains \$1,000,000. The extension delays the anticipated closing and the City's receipt of sale proceeds.

RECOMMENDATION:

Staff recommends approval of the First Amendment to the Purchase Contract between the City of Tolleson and Schulte Real Estate Management Corp. extending the Buyer's Due Diligence Period for an additional nine months (270 days), beginning September 8, 2026 and ending June 5, 2027, and authorization for the City Manager to execute and deliver the Amendment.

ATTACHMENTS:

1. Res 2634 Addendum - First Amendment to Schulte Real Estate Management Purchase Contract - NEC of 91st Ave. and Van Buren St., APN 102-48-263 09 08 26

WHEN RECORDED, RETURN TO:

City of Tolleson
City Clerk
9055 West Van Buren Street
Tolleson, Arizona 85353

FIRST AMENDMENT TO PURCHASE CONTRACT

THIS FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT (this "**Amendment**") is made and dated as of August 3, 2026 ("**Amendment Effective Date**"), by and between Schulte Real Estate Management Corp., a Delaware corporation, and its successors, assigns or designees ("**Buyer**"), and City of Tolleson, an Arizona municipal corporation ("**Seller**").

RECITALS:

WHEREAS, Seller and Buyer are parties to that certain Purchase Contract dated February 24, 2026 (the "**Existing Agreement**") concerning the purchase and sale of certain Property located at the northeast corner of 91st Avenue and Van Buren Street in Tolleson, Arizona, identified as Maricopa County Assessor Parcel No. 102-48-263 and more particularly described in the Existing Agreement (the "Property").

WHEREAS, Seller and Buyer desire to amend the Existing Agreement on the terms and conditions set forth herein.

AGREEMENT:

NOW, THEREFORE, in consideration of the promises and the mutual covenants of the parties hereinafter expressed, it is hereby agreed as follows:

1. **Recitals; Defined Terms; Exhibits.** The foregoing recitals are true and correct statements of fact and are incorporated into this Amendment by this reference, including the definitions set forth therein. Terms capitalized in this Amendment, but not otherwise defined herein, have the meanings given to them in the Existing Agreement. The "**Agreement**" is the Existing Agreement as amended by this Amendment.

2. **Due Diligence Period.** Section 7 of the Existing Agreement is hereby amended to provide that the Buyer's due diligence period of nine (9) months (270 days) (the "Due Diligence Period") shall be extended for an additional nine (9) months (270 days) starting on August 3, 2026 and ending April 30, 2027.

3. **Miscellaneous.**

(a) **Effect of Amendment.** Except as amended by this Amendment, the Existing Agreement remains effective in accordance with its terms. The terms of this Amendment will control over any conflicts between it and the terms of the Existing Agreement. Seller and Buyer hereby acknowledge and agree that the Agreement is ratified and in full force and effect.

- (b) Counterparts. This Amendment may be executed in two or more identical counterparts, and a facsimile or electronic transmission shall be binding on the party or parties whose signatures appear thereon. If so executed, each of such counterparts is to be deemed an original for all purposes, and all such counterparts shall, collectively, constitute one amendment, but in making proof of this Amendment, it shall not be necessary to produce or account for more than one such counterpart.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the Amendment Effective Date.

SELLER:

CITY OF TOLLESON, an Arizona corporation

By: _____
Name: Reyes Medrano, Jr.
Its: City Manager

ATTEST:

APPROVED AS TO FORM:

Crystal Zamora, City Clerk

Justin Pierce, City Attorney

BUYER:

SCHULTE REAL ESTATE MANAGEMENT CORP.,
a Delaware corporation

By: _____
Name: Matthias Schruoff
Its: President



CITY COUNCIL REPORT

SUBJECT: Tolleson Alliance Against Substance Abuse (TAASA) Board Reappointments

MEETING DATE: September 8, 2026

TO: Mayor and Council

FROM: Pilar Sinawi, Deputy City Manager/Chief Government Affairs Officer

REVIEWED: Reyes Medrano, Jr., City Manager

PURPOSE:

To discuss and consider the reappointments of Jimmy Davis, Wendi Sears, Marlena Pina, and Kino Flores to the Board of Directors of the Tolleson Alliance Against Substance Abuse (TAASA) for terms beginning October 1, 2026, and ending October 1, 2028.

BACKGROUND:

On July 8, 2025, the Mayor and City Council adopted Resolution No. 2611, approving TAASA's Articles of Incorporation and Bylaws and authorizing its incorporation as an Arizona nonprofit corporation. TAASA operates under City oversight and addresses substance abuse through education, prevention, advocacy, community outreach, and programs that promote the health and welfare of individuals and families. On July 14, 2026, the City Council adopted Resolution No. 2659, approving amendments to TAASA's Articles of Incorporation to support its qualification under Section 501(c)(3) of the Internal Revenue Code.

DISCUSSION:

TAASA's Bylaws provide for a seven-member Board of Directors, two-year terms with no term limits, and final approval of Board appointments by the City Council. The current terms of Jimmy Davis, Wendi Sears, Marlena Pina, and Kino Flores expire on October 1, 2026. Their reappointments would provide continuity in TAASA's governance and ongoing community substance-abuse prevention efforts. If approved, each director will serve a new two-year term from October 1, 2026, through October 1, 2028.

BUDGET IMPACT:

There is no anticipated budget impact associated with these reappointments.

RECOMMENDATION:

Reappoint Jimmy Davis, Wendi Sears, Marlena Pina, and Kino Flores to the TAASA Board of Directors for terms beginning October 1, 2026, and ending October 1, 2028.

ATTACHMENTS:

None